

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
06/26/2023 01:05:46 PM NC Rev Stamp: \$48.00
Book: 4197 Page: 2088 - 2091 (4) Fee: \$26.00
Instrument Number: 2023010291

HARNETT COUNTY TAX ID #
050613 0301 29

06-26-2023 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$48.00

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds
Parcel or Real Estate ID No. 050613 0301 29 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612

Brief description for the Index: Lot 1, Block 4, Captain's Landing Subdivision

THIS DEED made this 22nd day of JUNE, 2023, by and between:



GRANTOR

Carolyn Elizabeth Bales, a widow; Valerie Ruth Hurst Deason
and spouse Danny Carlton Deason; Maria Hurst Fink AKA
Anna Maria Fink and spouse Mickey Alan Fink*

139 Northeast 4th Street
Oak Island, NC 28465

GRANTEE

Family Building Company II, LLC, a North Carolina Limited
Liability Company

1016 Mockingbird Drive
Raleigh, NC 27605

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the Town or City of Fuquay Varina, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 1, Block 4, Captain's Landing Subdivision, as shown on plat recorded in Map Book 21, Page 52, Harnett County Registry. THIS conveyance is made subject to all privileges of ingress and egress across Harbor land, as granted in that easement recorded in Book 590, Page 306, Harnett County Registry.

Property Address: Lot 1 Jasmine Road, Fuquay Varina, NC 27526
Parcel: 050613 0301 29

*Carolyn Elizabeth Bales, Maria Hurst Fink AKA Anna Maria Fink and Valerie Ruth Hurst Deason are heirs to The Estate of Nancy Sandifer Hurst. Estate File Number 19-E-54 (Harnett). Estate File Number 18-E-1106 (Harnett).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 884, Page 184.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of Grantor.

A map showing the above described property is recorded in Book of Maps 21 at Page(s) 52.

Submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Easements and restrictions of record that do not materially affect the value of the property, 2023 Ad Valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

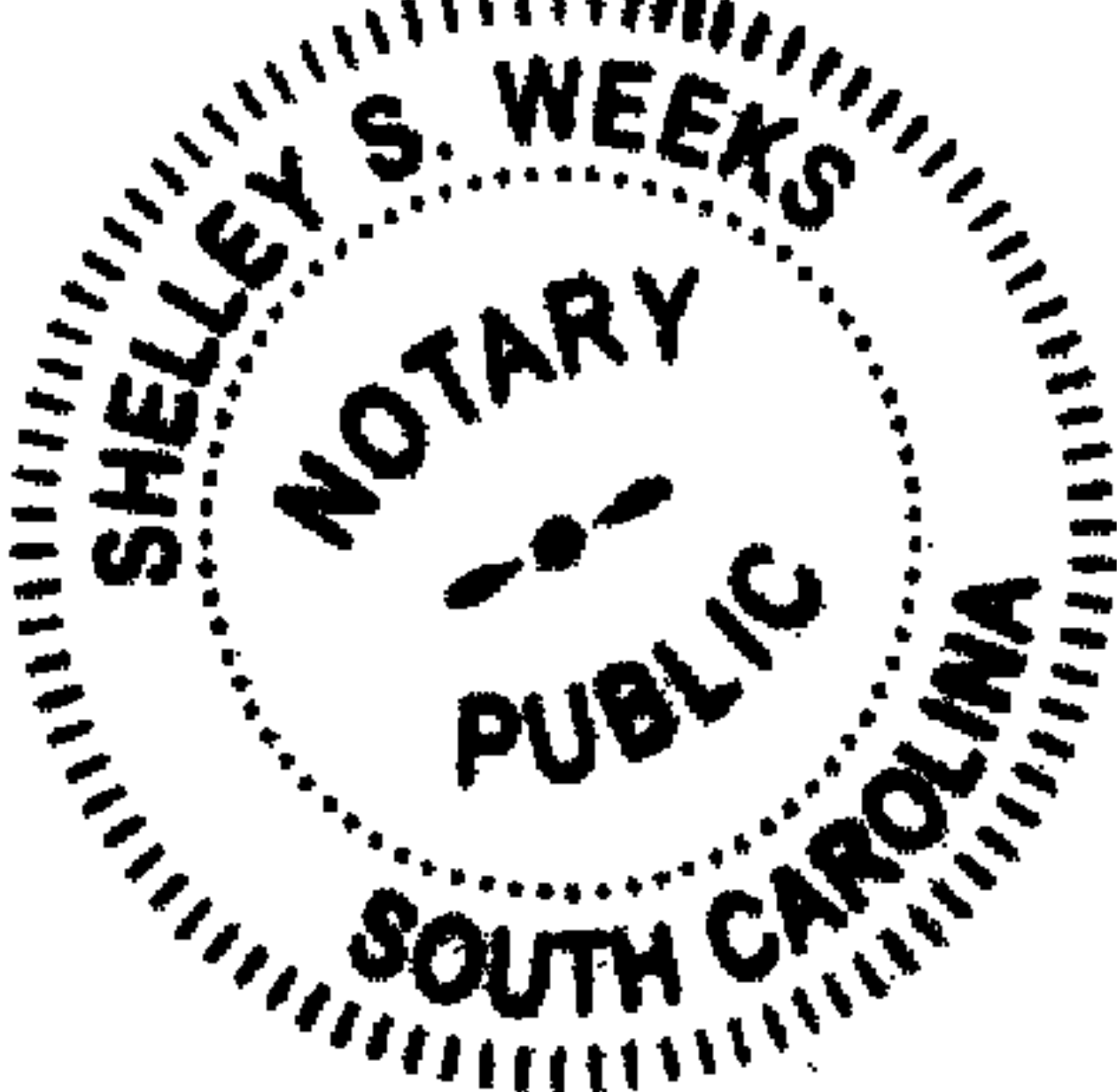
Maria Hurst Fink AKA Anna Maria Fink
+ Maria Hurst Fink AKA Anna Maria Fink

Mickey Alan Fink
+ Mickey Alan Fink

STATE OF Sc
COUNTY OF York

I, Shelley S Weeks, Notary Public, do hereby certify that Maria Hurst Fink AKA Anna Maria Fink and Mickey Alan Fink personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 22 day of June, 2023.

Shelley S Weeks
Official Signature of Notary
Printed or typed name of Notary
Shelley S Weeks
My Commission Expires:
March 1, 2031



(affix seal here)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Easements and restrictions of record that do not materially affect the value of the property, 2023 Ad Valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Carolyn Elizabeth Bales
Carolyn Elizabeth Bales

STATE OF NORTH CAROLINA
COUNTY OF Brunswick

I, MASON BROWN, Notary Public, do hereby certify that Carolyn Elizabeth Bales personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 22nd day of June, 2023.

MASON BROWN
Official Signature of Notary
Printed or typed name of Notary
MASON BROWN
My Commission Expires: 03/28/2028

MASON BROWN
Notary Public, North Carolina
Brunswick County
My Commission Expires
March 28, 2028 (seal here)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Easements and restrictions of record that do not materially affect the value of the property, 2023 Ad Valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

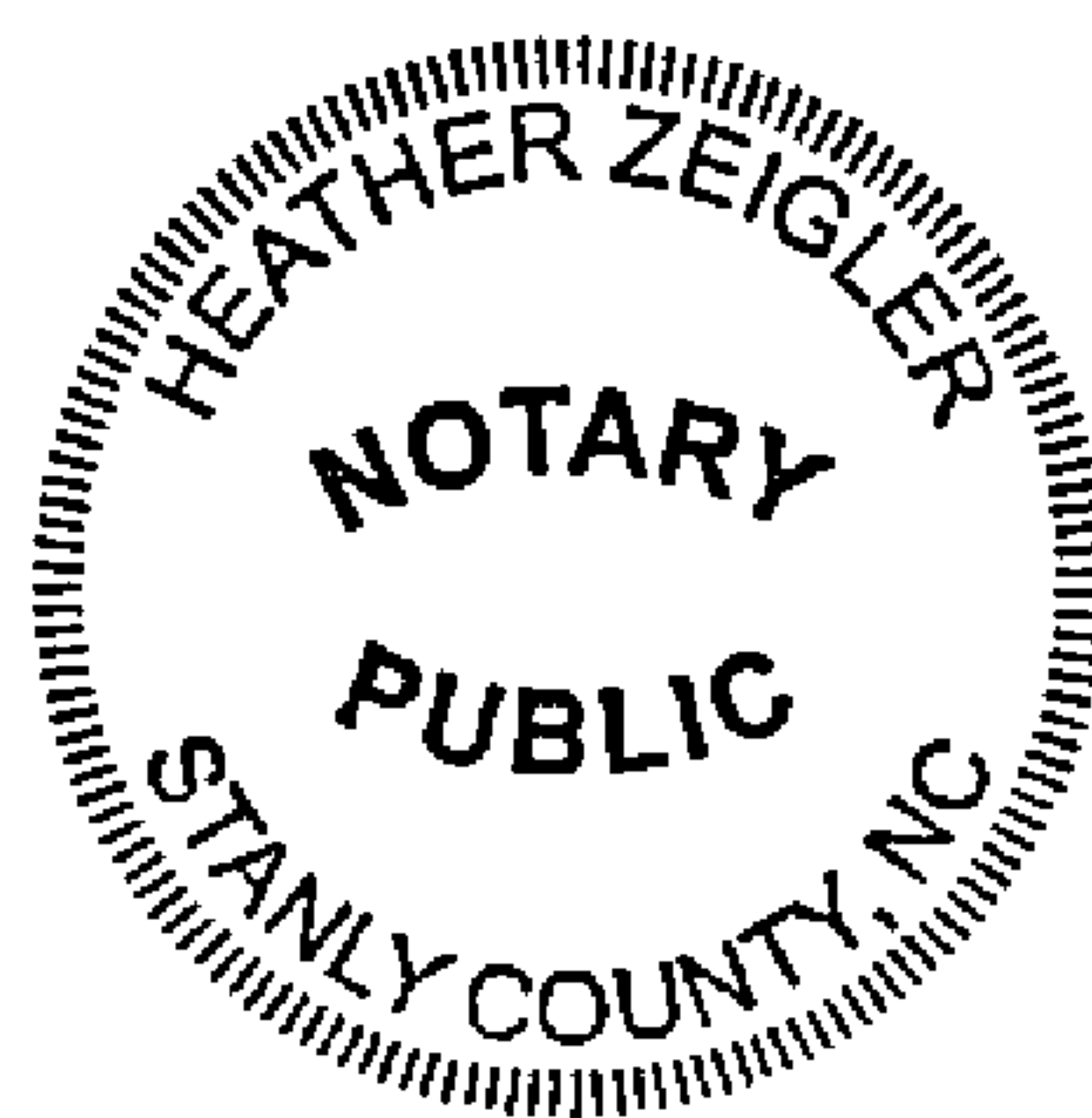
Valerie Ruth Hurst Deason
Valerie Ruth Hurst Deason

Danny Carlton Deason
Danny Carlton Deason

STATE OF NC
COUNTY OF Stanly

I, Heather Zeigler, Notary Public, do hereby certify that Valerie Ruth Hurst Deason and Danny Carlton Deason personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 22 day of June, 2023.

Heather Zeigler
Official Signature of Notary
Printed or typed name of Notary
Heather Zeigler
My Commission Expires:
12/09/27



(affix seal here)