

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
09/01/2023 01:59:38 PM NC Rev Stamp: \$110.00
Book: 4206 Page: 1060 - 1062 (3) Fee: \$26.00
Instrument Number: 2023014908

HARNETT COUNTY TAX ID #
050613 0141
050613 0160
050613 0301 51

09-01-2023 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$110.00

Parcel Identifier No.: 050613 0301 51, 050613 0160, and
050613 0141

Mail after recording to: Grantee

Title Insurance Policy Issued by: _____

This instrument was prepared by: Mann, McGibney, & Jordan, 401 High House Road, Suite 140, Cary, NC 27513

Brief Description from the Index: Lots 30-32, Blk 12, Captain's Landing

THIS DEED made this 23 day of August, 2023 by and between

GRANTOR

Helen Porter, unmarried

5610 1st Street
Zephyrhills, FL 33542

GRANTEE

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

1016 Mockingbird Drive
Raleigh, NC 27615

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 or parcel of land situated in or near the City/Town of Fuquay Varina, Harnett County, North Carolina and more particularly described as follows:

See attached Exhibit A

Property Address: 0 Chartres Street, Fuquay Varina, NC 27526

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3210, Page 188, Harnett County Registry.

Submitted electronically by "Mann, McGibney & Jordan, PLLC"
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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:


- Easements, Restrictions and Rights of Way of record.
- Property taxes for current and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


 Helen Porter

STATE OF FLORIDA
 COUNTY OF PASCO

I, EVAMY A GUSK, Notary Public, do hereby certify that Helen Porter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness my hand and official seal this 23RD day of AUGUST, 2023.


 Official Signature of Notary
 Printed or typed name of Notary

My Commission Expires: 7/12/27



EVAMY A. GUSK
Notary Public
State of Florida
Comm# HH420894
Expires 7/12/2027

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23RD day of AUGUST, 2023 by HELEN MARIE PORTER who is personally known to me or produced FLORIDA DRIVER'S LICENSE as identification.



 Notary Public

Exhibit "A"
Property Description

TRACT I: (PARCEL ID NO. 050613 0141)

Being all of Lot 32 of Captain's Landing Subdivision, Block 12, as shown in Map Book 21, page 52, Harnett County Registry, reference to which is hereby made for greater certainty of description.

But this conveyance is made subject to Protective Covenants recorded in Book 597, page 176; and ingress/egress easement recorded in Book 590, Page 306.

See Book 788, page 335, and Book 719, page 681.

TRACT II: (PARCEL ID NO. 050613 0160)

BEING Lot #31, Block 12 of Captain's Landing Subdivision according to a map recorded in Book of Maps 21, Page 52, in the Office of the Register of Deeds of Harnett County, North Carolina, reference to which is hereby made for a greater certainty of description. This property was conveyed by deed dated September 13, 1973, recorded in Book 597, Page 175, Harnett County Registry.

This conveyance is made subject to all privileges of ingress and egress across Harper land in Book 590, Page 306, Harnett County Registry.

The above conveyance is subject to the reservations, restrictions and covenants as set out and recorded in the Office of the Register of Deeds of Harnett County, North Carolina in Book 597, Page 176.

This is the same property as described in Deed recorded in Book 796, Page 908, Harnett County Registry. This is also the same property as described in Deed recorded in Book 807, Pages 90-91, Harnett County Registry.

TRACT III: (PARCEL ID NO. 050613 0301 51)

BEING Lot 30, Block 12 of Captain's Landing Subdivision according to a map recorded in Book of Maps 21, Page 52 in the office of the Register of Deeds of Harnett County, North Carolina, reference to which is hereby made for a greater certainty of description. This conveyance is made subject to all privileges of ingress and egress across Harper land in Book 590, Page 306.

The above conveyance is subject to the reservations, restrictions and covenants as set out and recorded in the office of the Register of Deeds of Harnett County, North Carolina, in Book 597, Page 176.