

Matthew S. Willis Register of Deeds
 Harnett County, NC
 Electronically Recorded
 06/21/2023 09:50:49 AM NC Rev Stamp: \$196.00
 Book: 4196 Page: 2900 - 2902 (3) Fee: \$26.00
 Instrument Number: 2023009910

HARNETT COUNTY TAX ID #
 130640 0043 02

06-21-2023 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$ 196.00
Parcel ID:	130640 0043 02
Mail/Box to:	Kathryn Johnston Tart, PLLC, 1300 S Main St, Lillington, NC 27546
Prepared by:	Kathryn Johnston Tart, PLLC, 1300 S Main St, Lillington, NC 27546
Brief description for the Index:	NO TITLE NOR TAX ADVICE GIVEN BY PREPARER.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 19th day of June 2023, by and between:

GRANTOR	GRANTEE
Vision Built Homes LLC 3233 Virginia Creeper Ln Willow Springs, NC 27592	Matthew Hilder and wife, Michele Davidson PO Box 128 Odenton, MD 21113

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Lillington, Upper Little River Township, Harnett County, North Carolina and more particularly described as follows (the "Property"):

See attached Exhibit A

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 4138 page 450.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 2022 page 139.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name: _____

Name: _____

Name: _____

Name: _____

Vision Built Homes LLC

Entity Name

By: Andrew Dale Robbins
Name: Andrew Dale Robbins
Title: member manager

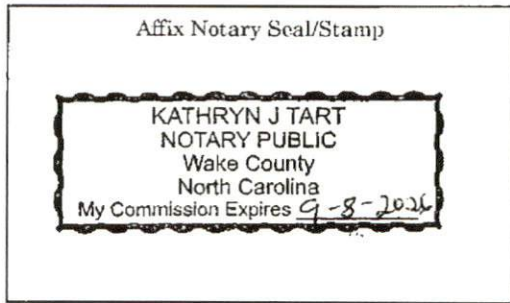
By: _____

Name: _____

Title: _____

STATE OF North Carolina, COUNTY OF Hamett

I Kathryn J Tart, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 19th day of June 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Andrew Dale Robbins



[Signature]
Notary Public (Official Signature)
My commission expires: 9-8-2026

EXHIBIT A

for

MATTHEW HILDER AND MICHELE DAVIDSONUpper Little River, Harnett County:

From the point of BEGINNING, located at the intersection of the northern edge of the right-of-way of US Highway 421 N and the southern corner of the Nathan R. Norris and Teresa Ann Norris property (Book 1420, Page 455); thence N 60° 25' 55" W 342.56' to an existing iron pin in the northern edge of the right-of-way of US Highway 421 N; thence N 17° 57' 07" E 78.05'; thence N 18° 25' 31" E 376.68'; thence S 72° 02' 58" E 30.07'; thence N 21° 08' 58" E 214.33'; thence S 70° 42' 07" E 255.00'; thence S 70° 42' 07" E 198.87'; thence S 30° 36' 50" W 745.15' to the point of BEGINNING, consisting of 6.56 acres all as shown on the survey of James Lonnie Peacock, PLS, dated March 25, 2022 and recorded on March 30, 2022 at Book 2022, Page 139 of the Harnett County Register of Deeds.

Parcel ID: 130640 0043 02

Address: 6.56 Acres, US 421, Lillington NC 27546