

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

05/31/2023 02:14:55 PM

NC Rev Stamp: \$0.00

Book: 4194 Page: 1228 - 1230 (3) Fee: \$26.00

Instrument Number: 2023008585

HARNETT COUNTY TAX ID #  
050613 0301 99

05-31-2023 BY: SM

Brief Legal: Lot 18 Block 1 Captain's Landing

Prepared by: Whitaker & Hamer, PLLC

(Without Benefit of Title Examination, Tax Advice or Legal Advice)

Mail to: Grantee

Excise Tax: \$0.00

Parcel ID: 050613 030199

All or a portion of the property conveyed herein DOES NOT include the Grantor's primary residence.

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**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made this, the 31 day of May, 2023, by and between:

**GRANTOR:**

**JDM VENTURES USA, LLC**  
A North Carolina Limited Liability  
Company  
3233 Virginia Creeper Lane  
Willow Spring, NC 27592

**GRANTEE:**

**Vision Built Homes LLC**  
A North Carolina Limited Liability Company  
3233 Virginia Creeper Lane  
Willow Spring, NC 27592

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

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WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt and sufficiency 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 acquired by the Grantor by deed recorded in , Harnett Register of Deeds, and more particularly as follows:

BEING Lot 18, Block 1 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.

Submitted electronically by "McCullers, Whitaker & Hamer, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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.

Parcel ID: 050613 030199

Property Address: 325 Natchez Trace Fuquay Varina NC 27526

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs and assigns, free and discharged of all right, title, claim or interest of the Grantor(s) or anyone claiming by, through or under them.

**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:

- (1) Subject to ad valorem taxes; and
- (2) Subject to any easements, restrictions, covenants and rights-of-way of record.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be executed by duly authorized officers and its seal affixed by authority of its Board of Directors, the day and year set forth above.

BY: JDM VENTURES USA, LLC

*Andrew Dale Robbins*  
Andrew Dale Robbins, Member/Manager

State of NC  
COUNTY OF Wake

I, Zane Souvanlasy, the undersigned notary public, do hereby certify that Andrew Dale Robbins personally appeared before me this day and acknowledged that he/she is the Members/Manager of JDM VENTURES USA, LLC, and that by authority duly given and as the act of such entity, he/she signed the forgoing and annexed instrument in its name on its behalf as its act and deed.

Witness my hand and official seal, this the 31 day of May, 2023.

*Zane Souvanlasy*

Notary Public

My Commission Expires: 2/28/26

Affix stamp/seal:

