

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
04/17/2024 03:47:19 PM NC Rev Stamp: \$160.00
Book: 4231 Page: 676 - 678 (3) Fee: \$26.00
Instrument Number: 2024006300

HARNETT COUNTY TAX ID #
03958902 1021 15
03958901 1021 84

04-17-2024 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel Identifier No. 0507-31-8449 (Lot 60) & 0507-53-8269 (Lot 324) Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Clark H. Campbell, Esq., Sandhills Law Group, 185 E. New Hampshire Ave, Southern Pines, NC 28387

This instrument was prepared by: L. Holden Reaves, Esq., Reaves Law, PLLC, PO Box 53187, Fayetteville, NC 28305
[Without Title Examination]

Brief description for the Index: Lots 60 and 324, Oakmont, Section 2, Phase 2

THIS DEED made this 16 day of April, 2024, by and between

GRANTOR

Oakmont Development Partners LLC, a Delaware limited liability company

4208 Six Forks Rd, Suite 810
Raleigh, NC 27609

GRANTEE

The Ascot Corporation, LLC, a North Carolina limited liability company

PO Box 1872
Southern Pines, NC 28388

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Harnett County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3662, Page 762.

Submitted electronically by "Campbell Law, PLLC d/b/a sandhills Law" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

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

A map showing the above described property is recorded in Plat Cabinet 2021, Pages 159-160.

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: ad valorem taxes for the year 2024 and thereafter; and all restrictions, easements, covenants and conditions of record, if any – see also Exhibit A attached hereto.

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

GRANTOR:

Oakmont Development Partners LLC

By: H&H Investments, Inc.,
Authorized Member

By:  (SEAL)
D. Ralph Huff, III
President

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated: D. Ralph Huff, III, in his capacity as President of H&H Investments, Inc., a North Carolina corporation, said corporation acting in its capacity as authorized Member of Oakmont Development Partners LLC, a Delaware limited liability company.

Date: April 16, 2024

Official Signature of Notary: 

Notary's Printed Name: Amy Jarman

My commission expires: 7/4/28 [Affix Notary Seal or Stamp]

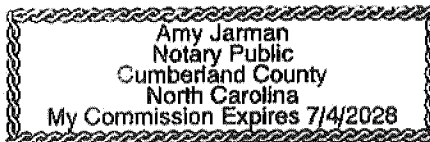


EXHIBIT A

[Legal Description]

BEING all of Lots 60 and 324, Oakmont Subdivision, Section 2, Phase 2, according to the plat thereof recorded in Plat Cabinet 2021, Pages 159-160, in the Office of the Register of Deeds of Harnett County, NC.

Subject property is conveyed subject to that certain Declaration of Covenants for Oakmont Subdivision recorded in Book 2947, Page 545, as amended, aforesaid Registry.