

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
06/03/2024 11:39:07 AM NC Rev Stamp: \$90.00
Book: 4237 Page: 1756 - 1758 (3) Fee: \$26.00
Instrument Number: 2024009359

HARNETT COUNTY TAX ID #
07069016230008

06-03-2024 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90.00

Parcel Identifier No. 0706901623 0008 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: D.R. Wells Law, PLLC, 65 Glen Road, Garner, NC 27529- NO TITLE SEARCH; NO TAX
ADVICE GIVEN

Brief description for the Index: _____

THIS DEED made this 31st day of May, 2024, by and between

GRANTOR

J. Douglas Contracting, LLC, a North Carolina Limited
Liability Company
1709 Struble Cir.
Willow Spring, NC 27592

GRANTEE

Champion Custom Homes, LLC, a North Carolina Limited
Liability Company
12613 Old Creedmoor Rd.
Raleigh, NC 27613

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the Town of Coats, Grove Township, Harnett County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3864 page 736-738.

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

A map showing the above described property is recorded in Plat Book ____ page ____.

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:

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

J. Douglas Contracting, LLC _____ (SEAL)
(Entity Name) Print/Type Name: _____

By: Jared D. Hiegel _____ (SEAL)
Print/Type Name & Title: Jared D. Hiegel, Managing Member Print/Type Name: _____

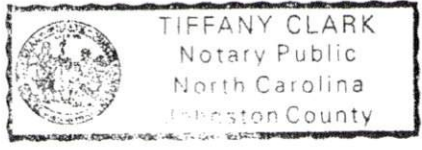
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina – County of Johnston

I, the undersigned Notary Public of the County and State aforesaid, certify that Jared D. Hiegel, personally appeared before me this day and acknowledged that he is the Managing Member of J. Douglas Contracting, LLC, a North Carolina corporation and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 31st day of May, 2024

My Commission Expires: 12/21/2026 _____
Tiffany Clark
Notary Public



State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant – Register of Deeds

EXHIBIT "A"

Lying and being in the Town of Coats, Grove Township, Harnett County, North Carolina, and on Washington Street East of Durham Southern Railroad and more particularly described as follows:

BEGINNING on the North margin of Washington Street at the point of 90 feet East of Isa Street and runs North 1 degree East 150 feet to a corner; thence South 89 degrees East 50 feet to a stake corner; thence South 1 degree West 150 feet to North margin of Washington Street; thence 89 degrees West with North margin of said street 50 feet to the BEGINNING point and being a lot 50 x 150 feet.

BEING the same property as conveyed from J.A. McLeod and B.F. McLeod, acting as Commissioners, to R.M. Hayes on Deed dated April 30, 1962 and recorded in Deed Book 408, Page 692, Harnett County Registry. Also being Tract Three in that deed from Bettie Jean Hayes Byrd and Daniel R. Dixon, Trustees Under the Will of Richard M. Hayes Harnett County Estate File No. 78-E-073 to Bettie Jean Hayes Byrd, dated December 30, 2004 and recorded in Deed Book 2026, Page 738, Harnett County Registry.

For title chain see Deed Book 3864, Page 736.