

**HARNETT REGIONAL WATER**  
Equal Opportunity Provider and Employer

**RESIDENTIAL WATER/SEWER USER AGREEMENT**

**\*COPY OF RECORDED DEED & PICTURE ID ARE REQUIRED\***

(  ) Water Tap, size 3/4"

1286w Blackman Rd

(  ) Sewer Tap

Dunn, NC 28334  
TAP SERVICE ADDRESS

( ) Retrofitted Sprinkler Connection

Office Use Only:

T+T Boys, Inc.  
LAND OWNER'S NAME

AMOUNT PAID

SPOUSE'S NAME

117 Brittmore Ct  
MAILING ADDRESS

CUSTOMER NUMBER

Garner NC 27529  
CITY, STATE, ZIP

ACCOUNT NUMBER

919 333 3499  
TELEPHONE NUMBER

SPOUSE'S TELEPHONE NUMBER

3-5  
NUMBER OF PERSONS LIVING IN HOME

EIN 46-4878290 000008442891  
OWNER SOCIAL SECURITY & DRIVERS LICENSE #

46-4878290  
SPOUSE'S SOCIAL SECURITY & DRIVERS LICENSE #

aford@vfgrealty.com  
EMAIL ADDRESS

T+T Boys, Inc 117 Brittmore Ct Garner NC 27529 919 333 3499  
EMPLOYER, ADDRESS AND PHONE NUMBER

SPOUSE'S EMPLOYER, ADDRESS AND PHONE NUMBER

This Agreement, made and entered into this the 7<sup>th</sup> day of August, 2024 between Harnett Regional Water (HRW), as operator of the water supply and distribution system indicated above, (hereinafter "County") and TJT Boys, Inc. (hereinafter "Owner").

WITNESSETH:

Harnett Regional Water, as operator of the water supply and distribution system indicated above, sells water to citizens and residents of Harnett County. HRW also treats wastewater for its citizens and residents where such treatment facilities are located within Harnett County. The Owner above named desires to purchase water and/or sewer treatment services from the County and further desires to enter into this Agreement with HRW to obtain these services described.

NOW THEREFORE, In consideration of the mutual promises herein set forth, it is agreed by HRW and Owner as follows:

1. The property which is the subject of this Agreement and to which water shall be supplied and/or sewer treatment services provided is described as follows:
2. Owner agrees to pay to HRW the amount of \$4,200 per connection as a tap-on charge, said amount being due upon the execution of this Agreement by Owner.
3. HRW, pursuant to its Rules and Regulations, agrees to provide a water and/or sewer service connection on the above described property and to provide potable water and treatment of said wastewater to the Owner, provided that there is an existing water line capable of providing a connection on said property. **IN THE EVENT HRW DETERMINES THAT THERE IS NO EXISTING WATER AND/OR SEWER LINE CAPABLE OF PROVIDING A WATER SERVICE CONNECTION TO THE PROPERTY DESCRIBED ABOVE, ALL MONIES PAID PURSUANT TO THIS RESIDENTIAL WATER/SEWER USER AGREEMENT WILL BE REFUNDED TO OWNER.**
4. Property owners shall not be required to make a deposit provided they are approved by the On-line Utility Database procedure described in Section 19 (d) of the County Rules and Regulations. If not approved by the above-mentioned procedure, the owner agrees to pay a minimum of Fifty Dollars (\$50.00) as a water deposit (and \$50 as a sewer deposit, if water and sewer tap requested, \$100 total). This deposit will be returned without interest after one year of no penalties as provided by said Rules and Regulations. Said deposit shall be due upon the execution of this Agreement by Owner.
5. Owner grants HRW, its successors and assigns, a perpetual easement in, over, under, and upon the above described land with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove water and/or sewer lines, meters, meter service facilities and appurtenant facilities thereon, together with the right of ingress and egress over adjacent land for the purposes mentioned above.
6. Owner shall install and maintain at Owner's own expense a 3/4 inch cut-off valve on the Owner's side of the HRW's water meter and a service line which shall begin at the meter and extend to the dwelling or place of use, and such other facilities as may be required by the Inspections Section of the Harnett County Planning and Inspections Department. The service line shall connect with the water system of the County at the nearest place of desired use by the Owner, provided HRW has determined in advance that the county water system is of sufficient capacity to permit the delivery of water at that point.
7. Owner agrees to comply with all requirements, rules and regulations applicable to water users adopted by the Division of Health Services of North Carolina Department of Human Resources. Owner further agrees that upon and after the date a plumbing connection is made between the Owner and HRW, Owners shall allow no cross connection to exist between HRW's system and any pipeline containing a contaminant or any pipeline connected to other present or future sources of water.
8. Owner agrees to pay for water and/or sewer service at such rates, time, and place as shall be determined by HRW and agrees to the penalties for non-compliance with the above, as set out in HRW's Rules and Regulations.
9. HRW shall install a water and/or sewer service connection for the Owner, and Owner user charges shall commence when the water meter is requested by the owner and installed by HRW. Consumers shall be responsible for paying the minimum monthly water and/or sewer bill whether or not water and/or sewer is actually used as long as the service is not turned off by request of the consumer.

2/23/2024

9A. THIS PARAGRAPH APPLIES ONLY TO AGREEMENTS FOR RETROFITTED SPRINKLER CONNECTIONS.

No monthly minimum charge will be made to Owner except during those months when the connection has been used. The Bill rendered will be for gallons used, but in no event less than the applicable minimum bill. A separate bill will be provided for the connection and the same schedule of rates applicable in the service District shall apply to it. No sewer charges will be made to Owner for water used through the connection. The Retrofitted Sprinkler Connection shall not be connected to any plumbing or other pipeline where residential water there from is required to be discharged into the public sewer system.

10. Owner agrees to abide by the Rules and Regulations of HRW as from time to time promulgated by the Harnett County Board of Commissioners, and further agrees to abide by such other HRW ordinances, rules and regulations with respect to water and/or sewer service connections, as are adopted by the Harnett County Board of Commissioners. Additionally, Owner agrees to obtain the necessary inspections and permits related to water and/or sewer service connections as required by the Building Inspections Division of the Harnett County Development Services.

11. HRW shall purchase and install a cutoff valve and water meter for each service. HRW shall own said meter and shall have the exclusive right to use it.

12. Owner agrees that there shall be one water and/or sewer connection for each building or structure requiring connections on the above described property. A tap-on charge shall be due for each such connection.

13. HRW shall have final jurisdiction on any question of location of any service line connection to its distribution system; shall determine the allocation of water to Owner in the event of a water shortage and may shut off water to Owner if Owner allows a connection or extension to be made to Owner's service for the purpose of supplying water and/or sewer service to another user.

14. In the event User transfers title or agrees to transfer title to the above described property, before or after such connection, User agrees that this agreement shall run with the property title thereto and agrees to advise the new owner with respect hereto and furnish new owner a copy thereof.



Owner this 7<sup>th</sup> day of August, 2024.

[Signature]  
Owner

[Signature]  
Witness

Signed by County this 7<sup>th</sup> day of August, 2024.

**HARNETT REGIONAL WATER**  
BY: \_\_\_\_\_  
Steve Ward, Director

WHEN RETURNING THIS AGREEMENT BY MAIL PLEASE SEND TO:  
Harnett Regional Water  
Post Office Box 1119  
Lillington, NC 27546

APPLICATION COST & DIRECTIONS

DATE: 8/7/24

TJT Boys, Inc. is requesting a water and/or sewer service at the location as noted below. This request is for a 3/4 inch water service and/or a residential sewer service. The cost of the service will be as follows:

**Residential Water tap total cost:**

- 3/4" \$4,200 (\$1,200 + \$3,000sd)
- 1" \$5,200 (\$2,200 + \$3,000sd)
- 2" \$6,500 (\$3,500 + \$3,000sd)

**Residential Sewer tap total cost:**

- 3/4" to 2" \$5,500 (\$1,500 + \$4,000sd)
- \*Tap cost may vary due to main depth and bore length

**BUNNLEVEL & RIVERSIDE Sewer tap-Step Tank**

- 3/4" to 2" \$6,800 (\$2,800 + \$4,000sd)
- \*Tap cost may vary due to length of connection to main

**Retrofitted sprinkler tap fee:**

- 3/4" \$500 + \$325 3/4" meter & mxu fee = total cost \$825
- 1" \$650 + \$450 meter & mxu fee = total cost \$1,100
- 2" \$2000 + \$2050 meter & mxu fee = total cost \$4,050

\*There will also be a deposit on all new accounts for water and/or sewer as required.

For all other sizes and commercial refer to Harnett Regional Water @ (910) 893-7575.

DIRECTIONS TO LOCATION OF REQUESTED TAP: Detailed Map/Description

CUSTOMER'S SIGNATURE 

## VOLUNTARY SURVEY OF CUSTOMER DEMOGRAPHICS

The following information is requested by the Federal Government in order to monitor compliance with Federal laws prohibiting discrimination against applicants seeking to apply for water service. You are not required to furnish this information, but are encouraged to do so. This information will not be used in evaluating your application or discriminate against you in any way. However, if you choose not to furnish it, we are required to note the ethnicity, race, and gender of the individual applicants on the basis of visual observation or surname.

<b>Gender:</b> <input checked="" type="checkbox"/> Male (1) <input type="checkbox"/> Female (2)
<b>Ethnicity:</b> <input type="checkbox"/> Hispanic or Latino (0) <input type="checkbox"/> Not Hispanic or Latino (9)
<b>Race:</b> <input type="checkbox"/> American Indian/Alaskan Native (3) <input type="checkbox"/> Asian (4) <input type="checkbox"/> Black or African American (5) <input type="checkbox"/> Native Hawaiian or Other Pacific Islander (6) <input checked="" type="checkbox"/> White (7) <input type="checkbox"/> Other (8)
<input type="checkbox"/> I respectfully decline to provide this information.

2/23/2024

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
06/27/2024 11:07:05 AM NC Rev Stamp: \$450.00  
Book: 4241 Page: 348 - 349 (2) Fee: \$26.00  
Instrument Number: 2024011107

HARNETT COUNTY TAX ID #  
021505 0096 01  
021505 0096 02  
021505 0096 03  
021505 0096 04  
021504 0030  
06-27-2024 BY: SM

**NORTH CAROLINA GENERAL WARRANTY DEED  
PREPARED WITHOUT TITLE EXAMINATION**

**Excise Tax: \$450.00**

Parcel Identifier No. PART OF 0215040030 & 021505 0096 Verified by Harnett County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Lakhiani Law, PLLC, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC, 28303

Brief description for the Index: LOT 1-4 & 6, MINOR SUBDIV/RECOMB FOR SANDHILLS REAL ESTATE HOLDINGS, LLC

THIS DEED made this 14TH day of JUNE, 2024, by and between

GRANTOR	GRANTEE
Sandhills Real Estate Holdings, LLC, a North Carolina Limited Liability Company 1565 N May Street Southern Pines, NC 28387	T&T Boys, Inc., a North Carolina Corporation 121 Meridian Drive Garner, NC 27529

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

BEING ALL OF LOTS 1, 2, 3, 4 AND 6, AS SHOWN ON A SURVEY ENTITLED "MINOR SUBDIVISION/RECOMBINATION FOR SANDHILLS REAL ESTATE HOLDINGS, LLC", ACCORDING TO A PLAT OF THE SAME BEING DULY RECORDED IN PLAT BOOK 2024, PAGE 306, HARNETT COUNTY REGISTRY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4237 Page 2070.

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

A map showing the above described property is recorded in Plat Book 2024 Page 306.

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:

SUBJECT TO ALL VALID AND SUBSISTING RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RIGHTS OF WAYS AND EASEMENTS PROPERLY OF RECORD, IF ANY, AND AD VALOREM TAXES DUE FOR THE CURRENT YEAR.

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

Sandhills Real Estate Holdings, LLC, a North Carolina Limited Liability Company

By: Brett M Campbell  
Print/Type Name & Title: Brett M Campbell, Managing Member

State of North Carolina -- County of Cumberland

I, the undersigned Notary Public of Wake County and State aforesaid, certify that Brett M Campbell, personally appeared before me this day and acknowledged that he is the Managing Member of Sandhills Real Estate Holdings, LLC, a North Carolina Limited Liability Company, 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 14th day of June, 2024.

My Commission Expires: 05/15/2029

Ashish G Lakhiani  
NOTARY PUBLIC  
Wake County  
North Carolina  
My Commission Expires May 15, 2029

[Signature]  
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.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

**DRIVER LICENSE**  
NOT FOR FEDERAL IDENTIFICATION

000008442891      DOB: 08/25/1974  
EXP: 08/25/2025

**BRASWELL**  
**ASHLEY WAYNE**  
121 MERIDIAN DR  
GARNER, NC 27529-6898

CLASS: C      END: NONE  
SEX: M      EYES: BRO      HAIR: BRO      RACE: BRO

DOB: 08/25/1974  
EXP: 08/25/2025

05/22/2018  
0021922985

08/25/174

