

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 X 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

Ashish G Lakhiani
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