

Matthew S. Willis Register of Deeds
 Harnett County, NC
 Electronically Recorded
 02/21/2024 10:14:27 AM NC Rev Stamp: \$340.00
 Book: 4224 Page: 112 - 114 (3) Fee: \$26.00
 Instrument Number: 2024002699

HARNETT COUNTY TAX ID #
 050632 0013 03

02-21-2024 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$340.00
Parcel ID:	050632 0013 03
Mail/Box to:	GRANTEE
Prepared by:	Adcock Law Firm, PA, 202 E. Academy St., Fuquay Varina, NC 27526
Brief description for the Index:	Lot 3 & Area "A"

THIS GENERAL WARRANTY DEED ("Deed") is made on the 21ST day of FEBRUARY, 2024, by and between:

GRANTOR	GRANTEE
LINDERMAN PROPERTIES, LLC A South Carolina limited liability company 219 Queensferry Road Cary, NC 27511	THOMAS EARL ROBERTS II and wife, BROOKE AARON ROBERTS 765 Rollins Mill Road Holly Springs, NC 27540

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, HECTORS CREEK Township, HARNETT County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 4218 page 776.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

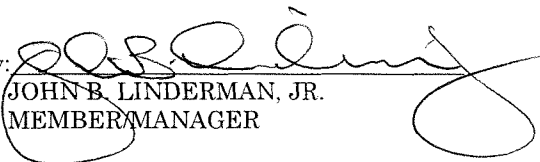
A map showing the Property is recorded in Plat Book 2007 page 302.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1. All easements, covenants, restrictions and right of ways of record;
- 2. 2024 ad valorem taxes;
- 3. All matters as shown in Map Number 2007, page 302, Harnett County Registry;
- 4. Right of way of Christian Light Road.

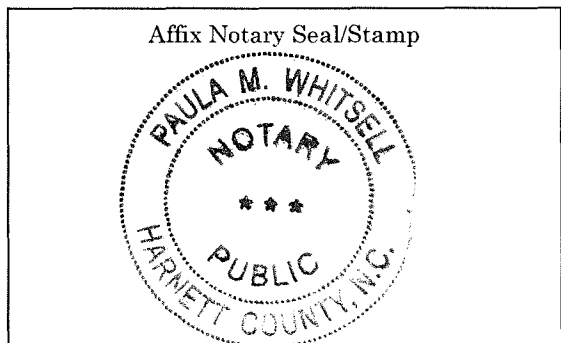
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

LINDERMAN PROPERTIES, LLC

By: 
 JOHN B. LINDERMAN, JR.
 MEMBER/MANAGER

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, PAULA M. WHITSELL, the undersigned Notary Public, do hereby certify that the following person(s) personally appeared before me on the 21ST day of FEBRUARY, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): JOHN B. LINDERMAN, JR., MEMBER/MANAGER OF LINDERMAN PROPERTIES, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY.



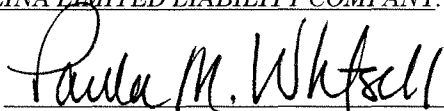

 Notary Public (Official Signature)
 My commission expires: 13 AUG 2028

EXHIBIT A

BEING all of Area A containing 0.011 acre, more or less and all of Lot 3 containing 6.740 acres, more or less, as shown on that plat entitled "Minor Subdivision and Recombination Survey for and Owned by: Wanda Weathers Stevens and Terri Weathers Perkins" and recorded in Map Number 2007 – 302, Harnett County Registry, reference to which is hereby made for greater certainty of description.
SUBJECT to the NEW 50' Ingress and Egress easement as shown on said map.

TOGETHER WITH THE FOLLOWING PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO THE POND:
BEING 30 feet on both sides of the following centerline: Beginning at an iron stake set in the common boundary line of Tract 3 and property owned by N/F Joseph M. Smith and wife, Annie Lee W. Smith (DB 2113, page 34, Map Number 98-116, Harnett County Registry) and running thence North 34° 41' 27" West 76.31 feet to an iron stake set; thence North 18° 16' 02" West 80.69 feet to the Pond Easement as shown on Map Number 2007, page 302, Harnett County Registry.

TOGETHER WITH THE FOLLOWING PERPETUAL EASEMENT FOR USE, REPAIR AND MAINTENANCE OF THE POND:
Being the 0.621 acres Pond Easement as shown on the map recorded in Harnett County Registry at Map Number 2007, page 302.

Property Address: *0 Christian Light Rd., Fuquay-Varina, NC 27526*
County Tax ID#: *050632 0013 03*