

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
08/02/2024 12:14:40 PM NC Rev Stamp: \$210.00
Book: 4246 Page: 543 - 545 (3) Fee: \$26.00
Instrument Number: 2024013521

HARNETT COUNTY TAX ID #
070598 0034 02

08-02-2024 BY: SM

Excise Tax: \$210.00

PIN: 0599-84-6925

Prepared by: James Andrew Saputo, Jr.
After Recording Return to: Grantee

Brief Description for Index: Lot 3, Minor Subdivision Survey of the FFDM Properties, LLC Parcel

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of July 2024, by and between

GRANTOR:

FFDM PROPERTIES, LLC,
a North Carolina limited liability company
P.O. Box 1328
Cary, North Carolina 27512

and

GRANTEE:

GARTH MORAN
Mailing Address:
122 Hunterwood Place
Benson, North Carolina 27504
Property Address:
0 Erwin Chapel Road
Dunn, North Carolina 28334

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

BEING all of Lot 3, as shown on the plat entitled "Minor Subdivision Survey of the FFDM Properties, LLC Parcel" dated December 7, 2023 by 4D site solutions and recorded December 28, 2023 in Plat Book 2023, Page 670, Harnett County Registry.

Together with and subject to that 30' Shared Access Easement as shown on said plat.

Submitted electronically by "Jack E. McLamb, III, Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property above described was acquired by Grantor by instrument recorded in Book 4212, Pages 610-612, Harnett County Registry.

A map showing a the property above described is recorded in Plat Book 2023, Page 670, Harnett County Registry.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1. All easements encumbrances, rights-of-way and restrictions of record.
- 2. Lien of ad valorem taxes for the year 2024.

The property described herein (please initial one):

- Does include the primary residence of any Grantor.
- Does not include the primary residence of any Grantor.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

FFDM Properties, LLC,
a North Carolina limited liability company

By: [Signature] (Seal)
Lattie Frank Floyd, Jr., Manager

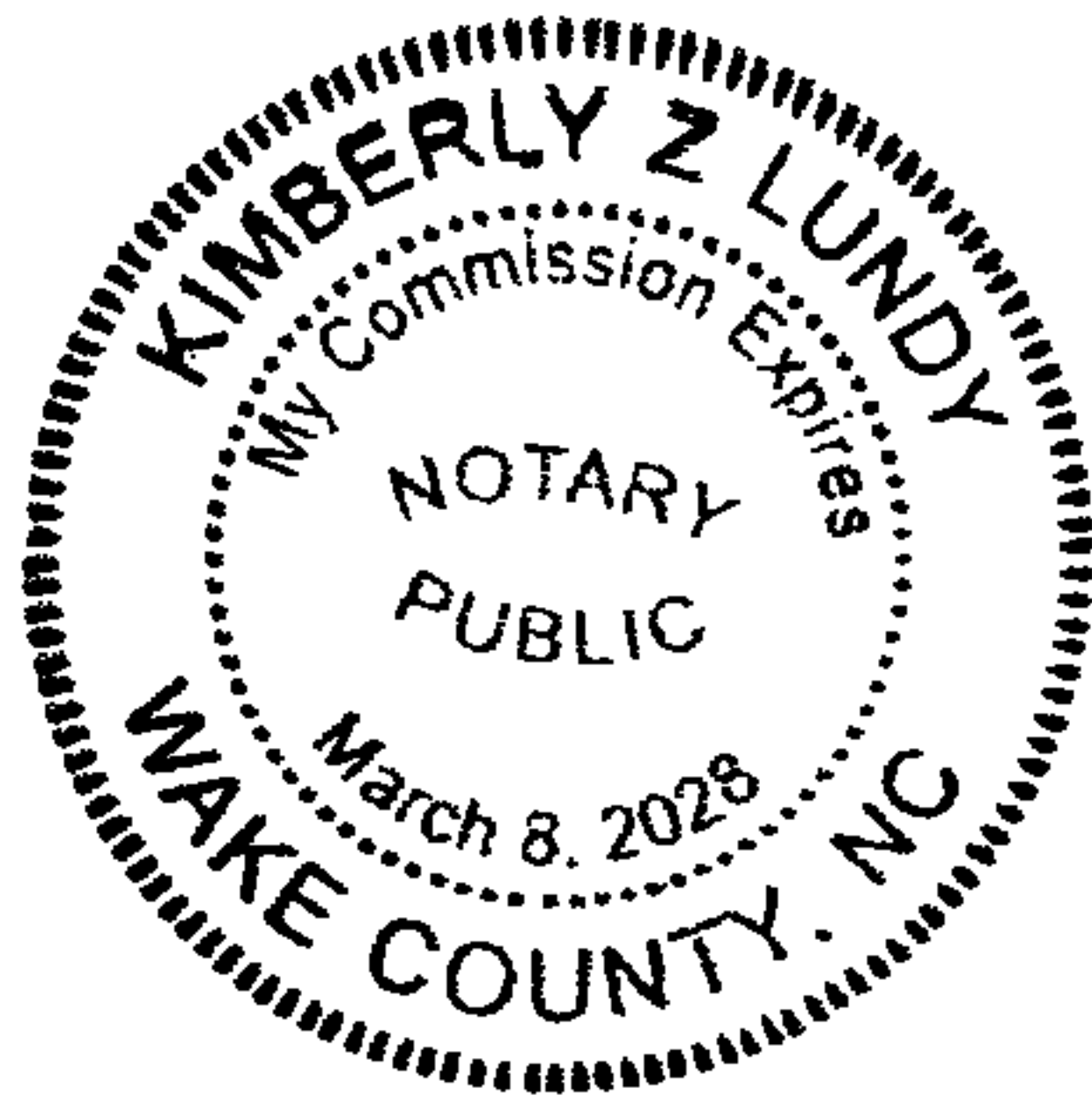
Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated:
Lattie Frank Floyd, Jr., Manager of FFDM Properties, LLC.

Date: July 11, 2024

[Signature]
Kimberly Z Lundy, Notary Public
(Printed Name)

(Seal)



My commission expires: March 8, 2028