

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
09/06/2024 01:16:13 PM NC Rev Stamp: \$40.00
Book: 4251 Page: 101 - 103 (3) Fee: \$26.00
Instrument Number: 2024015799

HARNETT COUNTY TAX ID #
050613 1055

09-06-2024 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$40.00**
Parcel Identifier No. **050613 1055**
Verified by _____ County on the ____ day of _____, 20__ By: _____
Mail/Box to: **Grantee**
This instrument was prepared by: **City of Oaks Law**
Brief description for the Index: **Lot 45 Captains Landing Blk12**

THIS DEED made this **6th** day of **September**, 20**24**, by and between

GRANTOR	GRANTEE
Charles Cecil Kyles and spouse, Jennifer Lynn Kyles and Bradley Clark Hunnicutt, unmarried	LSF Group, LLC a North Carolina limited liability company
Mailing Address: 318 Dumont Drive, Hillsborough, North Carolina 27278	Mailing Address: 9952 Huntwyck Drive, Raleigh, North Carolina 27603 Property Address: Lot 45 Chartress Street

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 City of Fuquay Varina, _____ Township, Harnett County, North Carolina and more particularly described as follows:

Being all of Lot 45, Block 12 of Captain's Landing Subdivision according to a map recorded in Book of Maps 21, Page 52 in the Office of the Register of Deeds of Harnett County, North Carolina, reference to which is hereby made for a greater certainty of description.

This conveyance is made subject to all privileges of ingress and egress across Harper land in Book 590, Page 306.

Property Address: Lot 45 Chartress Street

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 Map Book 21 Page 52.

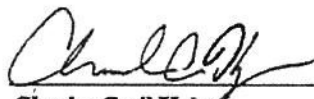
The property hereinabove described was acquired by Grantors by the Estate of Paula Milstead Pickler. See Harnett County Estate File 24-E-212. The last deed of record conveying title to Pat B Pickler and wife Paula M Pickler can be found at Book 820, Page 360, Harnett County Registry. Pat B Pickler predeceased Paula Pickler. See Wake County Estate File 12-E-548.

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.

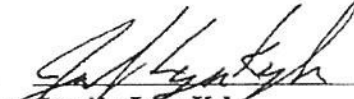
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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


Charles Cecil Kyle

(SEAL)

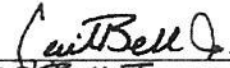

Jennifer Lynn Kyle

(SEAL)

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Charles Cecil Kyle personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 6th day of September, 2024.

My Commission Expires: 9.19.27
(Affix Seal)




Cecil Bell Jr. Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that Jennifer Lynn Kyle personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 2024.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

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:

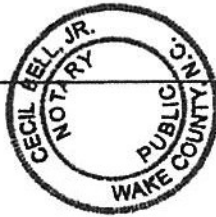
Ad valorem taxes for the current year, utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

Bradley Clark Hunnicutt (SEAL)
Bradley Clark Hunnicutt

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Bradley Clark Hunnicutt personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 6th day of September, 2024.

My Commission Expires: 9.19.27
(Affix Seal)



Cecil Bell Jr.
Cecil Bell Jr. Notary Public
Notary's Printed or Typed Name