

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
09/19/2024 09:42:49 AM NC Rev Stamp: \$130.00
Book: 4252 Page: 1918 - 1919 (2) Fee: \$26.00
Instrument Number: 2024016566

HARNETT COUNTY TAX ID #
110670 0179 01

09-19-2024 BY: LW

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$130.00

Parcel Identifier No. 110670 0179 01 Verified by _____ County on the ___ day of _____, 20____
By: _____

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 24.533)

Brief description for the Index: Lot 1, MB 2002-1437

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

GRANTOR

Stewart Holdings of Buies Creek, LLC
PO Box 543
Buies Creek, NC 27506

GRANTEE

Christie Yarbrough Enterprises, LLC, a
North Carolina Limited Liability Company
2117 Sheriff Johnson Road
Lillington, NC 27546

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 the City of _____, Neill's Creek Township, Harnett County, North Carolina and more particularly described as follows:

Property Address: 471 Wade Stewart Circle, Lillington, NC 27546

BEING all of Lot 1, as per Map Book 2002-1437 of the Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2850, Page 578,

Harnett County Registry

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 2002 page 1437.

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:

- 1. 2024 ad valorem taxes and subsequent years not yet due and payable.
- 2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.

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

Stewart Holdings of Buies Creek, LLC (SEAL)

By: (Entity Name) [Signature] Print/Type Name: _____

Print/Type Name & Title: Christopher W. Stewart (SEAL)

Member/Manager Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type 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 _____ 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 _____, 20 ____.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____, 20 ____.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name _____

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Christopher W. Stewart personally came before me this day and acknowledged that he is the Member/Manager of Stewart Holdings of Buies Creek, LLC, a North Carolina or ~~corporation/limited liability company/general partnership/limited partnership~~ (strike through the inapplicable), 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 19th day of September, 20 24.

My Commission Expires: 4/23/2025 Notary Public Notary's Printed or Typed Name Sheila S Pope

