

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
08/01/2024 04:45:05 PM NC Rev Stamp: \$200.00
Book: 4246 Page: 253 - 254 (2) Fee: \$26.00
Instrument Number: 2024013474

HARNETT COUNTY TAX ID #
039596 0038 08
039596 0038 09

08-01-2024 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR
UPON DISBURSEMENT OF CLOSING PROCEEDS

File No.: AL-56677-24-K2

Excise Tax: \$200.00

Parcel Identifier No. 039596 0038 08 and 039596 0038 09 Verified by _____ County on the ____ day of ____, 20 ____

By: _____

Mail/Box to: Single Source Real Estate Services, Inc., 2919 Breezewood Ave., Suite 300, Fayetteville, NC 28303

This instrument was prepared by: Lakhiani Law, PLLC, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: Lots 3 & 4, "James Robertson Subdivision"

THIS DEED made this 18th of July, 2024, by and between

GRANTOR

Bich Huyen Thi Hoang, Single.
160 Clearview Court
Sanford, NC 27332

GRANTEE

Charles Arthur Temm, III, *unmarried*.
75 Micro Court
Broadway, NC 27505

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 Broadway, Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 3 and 4, as shown on a survey entitled, "James Robertson Subdivision", and the same being duly recorded in Map Book 2001, Page 926 and 928, Harnett County Registry, North Carolina.

Parcel ID: 039596 0038 08 (Lot 3), 039596 0038 09 (Lot 4)

Property Address: D L Phillips Lane, Broadway, NC 27505

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4173 page 1847.

1

Submitted electronically by "Single Source Real Estate Services"
NC Bar Ass: in compliance with North Carolina statutes governing recordable documents
Printed by _____ and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4173 page 1847.

All or a portion of the property herein conveyed ___ includes or does not include the primary residence of a Grantor.

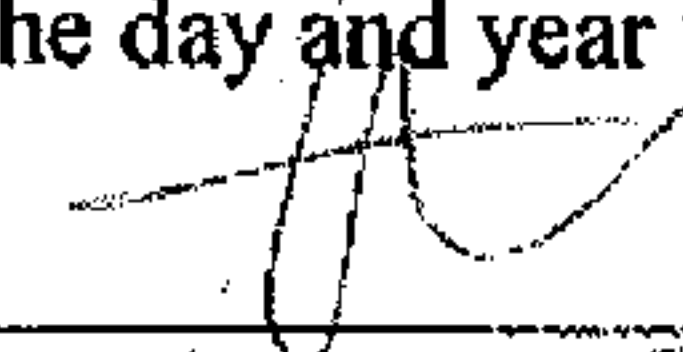
A map showing the above described property is recorded in Plat Book 2001 page 926.

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 restrictive covenants, easements and rights-of-way as they may appear of public record.
Subject to ad valorem taxes which are a lien but not yet due and payable.

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




Print/Type Name: Bich Huyen Thi Hoang (SEAL)

State of North Carolina – County of Cumberland

I, the undersigned Notary Public of Wake County and State aforesaid, certify that Bich Huyen Thi Hoang 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 18th of July, 2024.

My Commission Expires: 5/15/2029



Notary Public

Ashish G Lakhiani
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires May 15, 2029

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