

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
10/23/2024 10:42:49 AM NC Rev Stamp: \$175.00
Book: 4257 Page: 1470 - 1472 (3) Fee: \$26.00
Instrument Number: 2024018757

HARNETT COUNTY TAX ID #
060596 0242 08

10-23-2024 BY: SM

Prepared by & Return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334
EXCISE TAX: \$175.00 ✓
Parcel ID No.: 060596 0242 08 ✓

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 23rd day of October, 2024, by and between **CHICORA II, LLC** a NC limited liability company whose address is 700 W Broad Street, Dunn, NC 28334, hereinafter called GRANTOR, and **MELISSA P. GODWIN, married** of Post Office Box 1922, Dunn, NC 28334, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 or parcel of land situated in Duke Township, Harnett County, North Carolina and more particularly described as follows:

Being all of Lot Number 4, as shown upon that survey entitled "Final Plat Minor Subdivision Survey For CHICORA II, LLC" dated July 28, 2006 by Joyner Piedmont Surveying, and recorded in Map Number 2007, Page 554-555, Harnett County Registry, to which map reference is made for a more complete description of said lot.

Property Address: 251 Chicora Club Drive, Dunn, NC 28334

Submitted electronically by "Matthews Law Group PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 2239, Page 630, 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. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2025 ad valorem taxes which are not yet payable.

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

CHICORA II, LLC
A NC Limited Liability Company

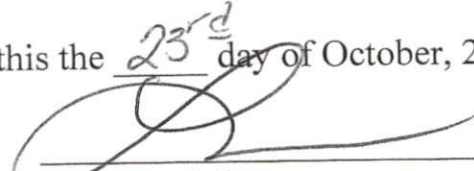
By: William L. Daughtry
William L. Daughtry, Managing Member

Notary acknowledgment on next page

NORTH CAROLINA
COUNTY OF HARNETT

I, Lynn A. Matthews, a Notary Public, do hereby certify that **William L. Daughtry** personally appeared before me this day and acknowledged that he is the managing member of Chicora II, LLC, a NC limited liability company, and that he as managing member, being authorized to do so executed the foregoing on behalf of the limited liability company.

Witness my hand and notarial seal, this the 23rd day of October, 2024.



Notary Public

My Commission Expires: 5/31/26

