

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
06/26/2024 02:56:58 PM NC Rev Stamp: \$116.00  
Book: 4241 Page: 125 - 126 (2) Fee: \$26.00  
Instrument Number: 2024011061

HARNETT COUNTY TAX ID #  
03958503 0024

06-26-2024 BY: SM

Prepared by M. Andrew Lucas – mail to Grantee  
Stamps: \$ 116.00

STATE OF NORTH CAROLINA )  
COUNTY OF HARNETT )  
PIN: 9585-68-5688

## GENERAL WARRANTY DEED

**THIS DEED**, made this 21<sup>st</sup> day of June, 2024, by and between **THOMAS CHARLES HART, and spouse, ALLYSON HART**, 4520 Saint Samons Street, Carrollton, TX 75010, hereinafter called "GRANTOR" to **WICKER CONSTRUCTION CORP.**, a North Carolina corporation, 2804 Carbondon Road, Sanford, NC 27330, hereinafter called "GRANTEE";

**WITNESSETH**, that the Grantor, in consideration of valuable considerations provided by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the Grantee, all of Grantor's fee simple interest in that certain lot or parcel of land situated in Barbecue Township, Harnett County, North Carolina, more particularly described as follows:

**Being all of Lot 24, Block C, according to the map of Carolina Lakes recorded in Book 23 Page 96, Harnett County Registry. Reference to said map is hereby made for a more perfect description.**

**(Property Address: 27 Lookout Point, Sanford, NC 27332)**

The above property was conveyed to the Grantor by deed recorded in Book 691, Page 428, Harnett County Registry.

Submitted electronically by "Harrington Gilleland Winstead Feindel & Lucas, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple. Grantor covenants with the Grantee, that Grantor is seized of said 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 claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) Restrictions, easements and rights of way of record.

This is not the primary residence of the Grantor.

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

Thomas Charles Hart (SEAL)  
Thomas Charles Hart

Allyson Hart (SEAL)  
Allyson Hart

STATE OF Texas  
COUNTY OF Denton

I, Kayla M Varner a Notary Public, do hereby certify Thomas Charles Hart and Allyson Hart, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 21<sup>st</sup> day of June, 2024.

Kayla M V  
Notary Public

My commission expires: 04-15-2028

