

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
08/23/2022 03:10:48 PM NC Rev Stamp: \$160.00
Book: 4163 Page: 2541 - 2543 (3) Fee: \$26.00
Instrument Number: 2022107847

HARNETT COUNTY TAX ID #
050613 0301 89
050613 0301 75
050613 0301 90

08-23-2022 BY: TC

Brief Legal: Lots 43, 44, and 45 Captain's Landing
Prepared by: Whitaker & Hamer, PLLC, 216 US HWY 70 W, Garner, NC 27529
Mail to: Grantee
Excise Tax: \$160
Parcel ID: 050613 0301 89, 050613 0301 75, 050613 0301 90

All or a portion of the property conveyed herein DOES or DOES NOT include the Grantor's primary residence.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this, the 23 day of August, 2022, by and between:

GRANTOR:

**Thomas Leonard Bradley, Jr. and spouse
Barbara Bradley
212 NE 42nd St.
Oak Island, NC 28465**

GRANTEE:

**Vision Built Homes, LLC
A North Carolina Limited Liability
Company
3233 Virginia Creeper Ln.
Willow Spring, NC 27592**

The designation Grantor and Grantee as used herein shall include said parties, heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt and sufficiency 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 acquired by the Grantor by deed recorded in Book 3908, Page 823, and Book 3185, Page 876 Harnett Register of Deeds, and more particularly as follows:

BEING all of Lots 43, 44, and 45, Block 11, Captain's Landing Subdivision, as shown on map recorded in Book of Maps 2022, Page 324, Harnett County Registry.

SUBJECT TO THE RESTRICTIONS APPEARING IN THE ATTACHED "EXHIBIT A"

**Parcel IDs: 050613 0301 89, 050613 0301 75, 050613 0301 90
Property Addresses: 10, 22, 32 Dauphine St. Fuquay Varina NC 27526**

Submitted electronically by "McCullers, Whitaker & Hamer, PLLC"
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 lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs and assigns, free and discharged of all right, title, claim or interest of the Grantor(s) or anyone claiming by, through or under them.

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) Subject to ad valorem taxes; and
- (2) Subject to any easements, restrictions, covenants and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be executed by duly authorized officers and its seal affixed by authority of its Board of Directors, the day and year set forth above.

Thomas Leonard Bradley, Jr. (SEAL)
 Thomas Leonard Bradley, Jr.

Barbara Bradley (SEAL)
 Barbara Bradley

STATE OF NC

COUNTY OF Wake

I certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas Leonard Bradley, Jr. and Barbara Bradley.

Witness my hand and official seal, this the 23 day of August, 2022

[Signature]
 Notary Public

Ashley M. Pinner
 Notary Printed Name

My Commission Expires: 3/19/24

(SEAL)

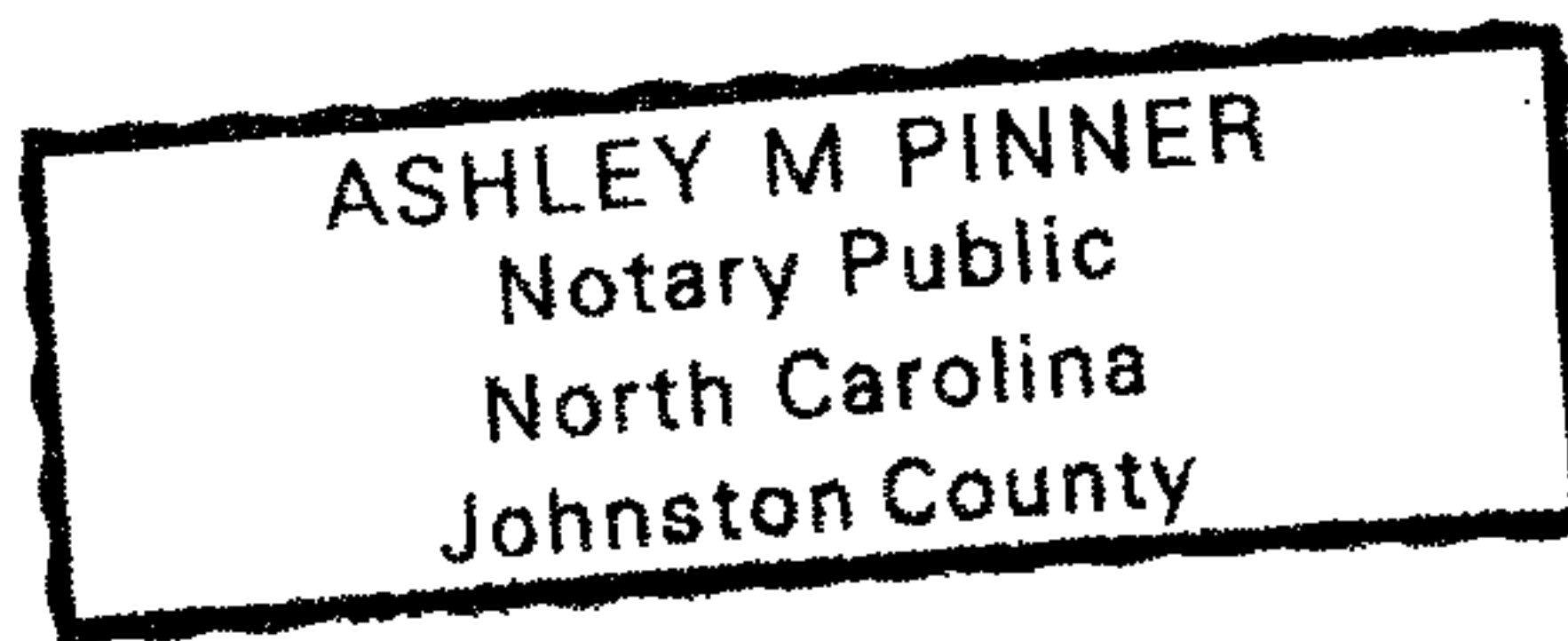


EXHIBIT A

- 1) No lots shall be subdivided at any time.
- 2) Dwellings must be a minimum of 1800 square feet.
- 3) No manufactured or mobile homes shall be permitted.

MB/EB

ADR
