

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

08/16/2024 02:42:49 PM

NC Rev Stamp: \$640.00

Book: 4248 Page: 43 - 44 (2)

Fee: \$26.00

Instrument Number: 2024014395

HARNETT COUNTY TAX ID #
099567 0026

08-16-2024 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-57008-24-G

Excise Tax: \$640.00

Parcel Identifier No. 099567 0026 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: Lot 15 (10.08 AC), Clearwater Lakes

THIS DEED made this 9th of August, 2024, by and between

GRANTOR	GRANTEE
Michael Brandon Martin and spouse, Renee Martin 3016 Bolla Drive Fayetteville, NC 28306	Patricia Stewart, unmarried 608 Brisbane Ct. Fayetteville, NC 28314

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 Cameron, Johnsonville Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 15 (10.08 AC), in a subdivision known as Clearwater Lakes, and the same being duly recorded in Plat Cabinet 1, Slide 306, Harnett County Registry, North Carolina.

Parcel ID: 099567 0026

Property Address: 289 Bret Road, Cameron, NC 28326

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

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 1 page 306.

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.

(Entity Name) Michael Brandon Martin (SEAL)
Print/Type Name: Michael Brandon Martin

By: Renee Martin (SEAL)
Print/Type Name & Title: Renee Martin

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Michael Brandon Martin and Renee Martin 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 9th of August, 2024.

My Commission Expires: May 15, 2029

Ashish G. Lakhiani
Ashish G. Lakhiani, 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.

Register of Deeds for _____ County
By: _____ Deputy/Assistant –Register of Deeds