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Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
01/14/2025 02:09:44 PM NC Rev Stamp: \$90.00
Book: 4268 Page: 380 - 383 (4) Fee: \$26.00
Instrument Number: 2025000625

HARNETT COUNTY TAX ID #
07069016240005

01-14-2025 BY: MMC

Prepared by & Return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334

EXCISE TAX: \$90.00
Parcel ID No.: 07069016240005

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 13th day of January, 2025, by and between **WATERBRIDGE CAPITAL VENTURES, LLC, a NC limited liability company** whose address is 226 Remington Drive, Coats, NC 27521, hereinafter called GRANTOR, and **RANDD INVESTMENTS LLC, a NC limited liability company** whose address is 258 Willowcroft Court, 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 Grove Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

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 3670, Page 801, 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.

WATERBRIDGE CAPITAL VENTURES, LLC
A NC Limited Liability Company

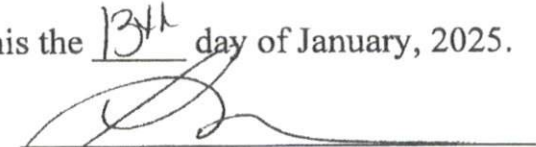
By: Sherry L. Daniels
Sherry L. Daniels, Managing Member

Notary acknowledgment on next page

NORTH CAROLINA
COUNTY OF HARNETT

I, Lynn A. Matthews, a Notary Public, do hereby certify that **Sherry L. Daniels** personally appeared before me this day and acknowledged that she is the manager of Waterbridge Capital Ventures, LLC, a NC limited liability company, and that she as manager, being authorized to do so executed the foregoing on behalf of the limited liability company.

Witness my hand and notarial seal, this the 13th day of January, 2025.



Notary Public

My Commission Expires: 5/31/26



EXHIBIT "A"
LEGAL DESCRIPTION

Lying and being in the Town of Coats, Grove Township, Harnett County, North Carolina, and on Washington Street East of Durham Southern Railroad and more particularly described as follows:

BEGINNING on the North margin of Washington Street at a point 150 feet West of Orange Street and runs North 1 deg. East 150 feet to a corner; thence South 89 deg. East 50 feet to corner; thence South 1 deg. West 150 feet to North margin of Washington Street; thence North 89 deg. West 50 feet to a point of **BEGINNING**, and being a lot 50 X 150 feet.

BEING the same property as conveyed from J. A. McLeod and B. F. McLeod, acting as Commissioners, to R. M. Hayes on Deed dated April 30, 1962 and recorded in Deed Book 408, Page 695, Harnett County Registry. Also being Tract Four in that deed from Bettie Jean Hayes Byrd and Daniel R. Dixon, Trustees Under the Will of Richard M. Hayes, Harnett County Estate File No. 78-E-073 to Bettie Jean Hayes Byrd, dated December 30, 2004 and recorded in Deed Book 2026, Page 738, Harnett County Registry.

Parcel ID: 07069016230009
Address: E. Washington St., Coats, NC 27521