

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

01/14/2025 02:16:50 PM

NC Rev Stamp: \$100.00

Book: 4268 Page: 401 - 404 (4) Fee: \$26.00

Instrument Number: 2025000628

HARNETT COUNTY TAX ID #
07069016240006

01-14-2025 BY: MMC

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

EXCISE TAX: \$100.00
Parcel ID No.: 07069016240006

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.

Property Address: 229 E. Washington Street, Coats, NC 27521

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.

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 3864, Page 733, 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

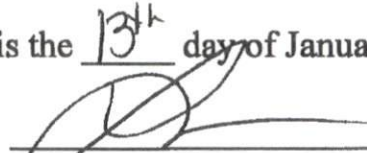
By: Sherry L. Daniels
Sherry L. Daniels, Managing Member

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: 5/31/24



EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING at a found iron pipe corner with Lonnie C. Dorman located in the Northern right of way margin of East Washington Street (50'R/W), said corner being located 50 feet Northwest from the Western right of way margin of South Orange Street (50' R/W); thence with the right of way of East Washington Street N 87° 00' W 50.00 feet to an iron pipe corner with Richard Hayes estate property; thence leaving the right of way margin of East Washington Street and with the line of the Hayes Estate property N 03° 00' E 150.00 feet to a set iron pipe corner; thence a new line with the Hayes Estate S 87° 00' E 50.00 feet to a found iron pipe corner with the Hayes Estate property and Lonnie C. Dorman; thence with the line of Dorman S 03° 00' W 150 feet to the point of **BEGINNING**, according to a survey by Piedmont Surveying, Registered Surveyors, as shown on a plat dated September 23, 1982, entitled "Property of Lonnie C. Dorman and wife, Sarah O. Dorman.

For title chain see Deed Book 3764, Page 952, Book 493, Page 299 and Book 447, Page 6, Harnett County Registry.

PARCEL ID: 07069016240006
ADDRESS: 229 E Washington St., Coats, NC 27521