

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

09/04/2024 04:42:24 PM

NC Rev Stamp: \$76.00

Book: 4250 Page: 1874 - 1875 (2) Fee: \$26.00

Instrument Number: 2024015617

HARNETT COUNTY TAX ID #
03958501 0002

09-04-2024 BY: SM

Prepared by M. Andrew Lucas—mail to Grantee
NO TITLE SEARCH PERFORMED—NO TAX ADVICE
DEED PREPARATION ONLY AT REQUEST OF GRANTOR
NO SETTLEMENT SERVICES PROVIDED
STAMPS \$ 76.00

STATE OF NORTH CAROLINA)
COUNTY OF HARNETT)
PIN# 9585-39-7395.000

GENERAL WARRANTY DEED

THIS DEED, made this 28th day of August, 2024, by and between
BENNY S. ANGELES and, JAN ANGELES, hereinafter called "GRANTOR" to
PINEWOOD CAPITOL, LLC, a North Carolina Limited Liability Company, 4030 Wake
Forest Road, Ste 349 Raleigh, NC 27609, hereinafter called "GRANTEE";

W I T N E S S E T H,

that the Grantor, in consideration of TEN DOLLARS and other valuable considerations to them paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Barbecue Township, Harnett County, North Carolina, more particularly described as follows:

Being all of Lot 2, Block A, in a subdivision known as Carolina Lakes, according to a plat of same duly recorded in Map Book 23, Page 94, Harnett County Registry, North Carolina.

(225 Carolina Lakes Road, Sanford, NC 27332)

The above property was conveyed to the Grantor by deed recorded in Book 3106, page 918, Harnett County Registry.

All or a portion of the property herein conveyed does/ does not include the primary residence of a Grantor.

Submitted electronically by "Midtown Property Law"
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. And the 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 to the same, against the lawful claims of all persons whomsoever, except for any exceptions as may be hereinafter stated: Ad valorem taxes for the current year (prorated through the date of settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

✓ Benny Angeles (SEAL)
Benny S. Angeles
✓ Jan Angeles (SEAL)
Jan Angeles

STATE OF NORTH CAROLINA
COUNTY OF LEE

I, Rachel Dawn Ruiz a Notary Public, do hereby certify
Benny S. Angeles and Jan Angeles, personally appeared before me this day and acknowledged
the due execution of the foregoing instrument.

Witness my hand and notarial seal this 28th day of August, 2024.

Rachel Dawn Ruiz
Notary Public

My Commission Expires:

1/26/27

