

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/08/2024 12:36:40 PM NC Rev Stamp: \$60.00
Book: 4242 Page: 1354 - 1355 (2) Fee: \$26.00
Instrument Number: 2024011760

HARNETT COUNTY TAX ID#
050613 0204

07-08-2024 BY SM

Excise Tax \$60.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: 15 Lot: 2

Parcel Identifier No.: 0613-53-0047.000

This instrument prepared by: John B. South, Jr., a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The South Law Firm, PLLC - 3725 National Drive Suite 215, Raleigh, NC 27612

Return to: Grantee

This property is/ is not the primary residence of the Grantor.

**This Deed was prepared without the benefit of a title examination.*

Brief description for the Index

Lot 2, Block 15 of Captain's Landing Subdivision

THIS DEED made this 27th day of June, 2024, by and between:

GRANTOR

NOAH CUMMINGS
(unmarried)

Mailing Address:
276 NC HWY 710N
Pembroke, NC 28372

GRANTEE

VISION BUILT HOMES LLC
a North Carolina Limited Liability Company

Mailing Address:
3233 Virginia Creeper Lane
Willow Spring, NC 27592

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 or parcel of land situated in **HARNETT** County, North Carolina and more particularly described as follows:

BEING all of Lot 2, Block 15 of Captain's Landing Subdivision according to a map recorded in Book of Maps 21, Page 52 in the Office of the Register of Deeds for Harnett County, reference to which plat is hereby made for greater certainty of description.

THIS conveyance is made subject to all privileges of ingress and egress across Harper Lane in Book 590, Page 306, Harnett County Registry.

The above conveyance is subject to the reservations, restrictions and covenants as set out and recorded in Book 597, Page 176, Harnett County Registry.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 4237, Page 1442 in the 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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

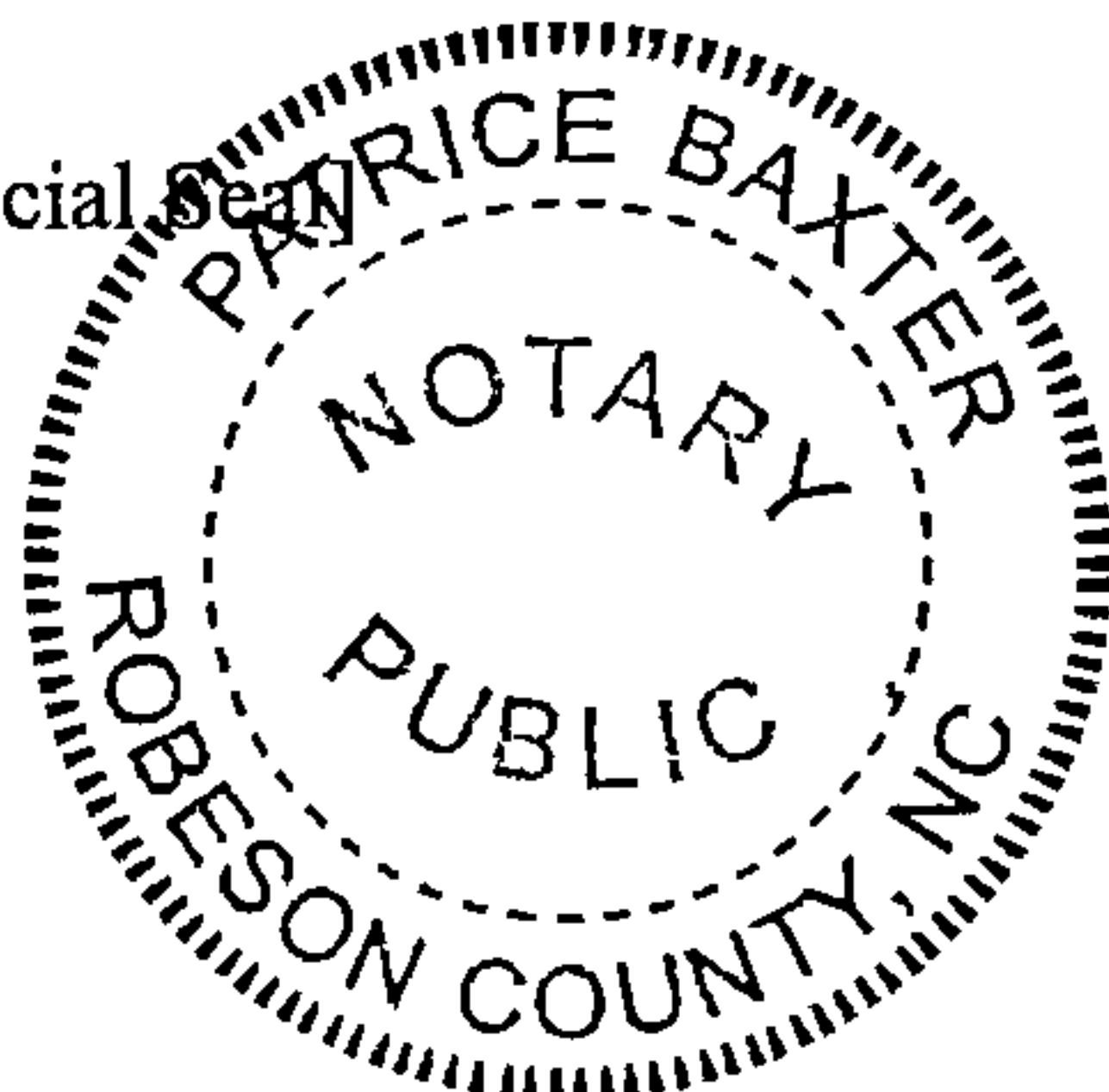
Noah Cummings (SEAL)
Noah Cummings

STATE OF NC
COUNTY OF Cumberland

I, Patrice Baxter, a Notary Public for Cumberland County,
State of NC certify that **Noah Cummings** personally appeared before me
this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of June, 2024.

[Official Seal]



Patrice Baxter
NOTARY PUBLIC

My Commission expires: 11-18-2025