

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Jan 29 02:57 PM NC Rev Stamp: \$ 1641.00
Book: 3778 Page: 467 - 469 Fee: \$ 26.00
Instrument Number: 2020001532

HARNETT COUNTY TAX ID #
040662 0133

01-29-2020 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1641.00 NO TITLE SEARCH PERFORMED/NO TITLE OPINION GIVEN
Parcel Identifier No. 040662 0133 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 19.805)

Brief description for the Index: New Lot 1C, Map #2019, Pg. 163-164

THIS DEED made this 24~~th~~ day of January, 2020, by and between

GRANTOR

Jonathan David Avrette and wife,
Cynthia W. Avrette
1082 Keith Hills Road
Lillington, NC 27546

GRANTEE

LGI Homes - NC, LLC, a North Carolina
Limited Liability Company
3037 Sherman Drive
Lancaster, South Carolina 29270

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 _____, Black River Township, Harnett County, North Carolina and more particularly described as follows:

Property Address: 5127 NC 210 N, Angier, NC 27501

BEING all of that tract or parcel of land described as "New Lot 1C", containing 53.8981 acres, more or less, as shown upon that map entitled, "Exempt Plat Property of E. Marshall Woodall, Harold H. Woodall Revocable Trust, Dated June 2, 1999, As Amended, and Jonathan David Avrette and wife, Cynthia W. Avrette" prepared by Bohler Engineering Inc., PLLC, dated May 28, 2019 and recorded in Map Number 2019, Page 163-164, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 801, Page 319,

Harnett County Registry

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 2019 page 163-164.

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:

1. This property is sold subject to exceptions set forth on "Exhibit A" attached hereto.

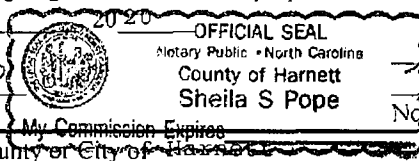
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____	<u>Jonathan D. Avrette</u> (SEAL)
(Entity Name)	Print/Type Name: <u>Jonathan David Avrette</u>
By: _____	
Print/Type Name & Title: _____	<u>Cynthia W. Avrette</u> (SEAL)
	Print/Type Name: <u>Cynthia W. Avrette</u>
By: _____	
Print/Type Name & Title: _____	_____ (SEAL)
	Print/Type Name: _____
By: _____	
Print/Type Name & Title: _____	_____ (SEAL)
	Print/Type Name: _____

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Jonathan David Avrette 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 24 day of January, 2020.

My Commission Expires: 11-2-2020 (Affix Seal)

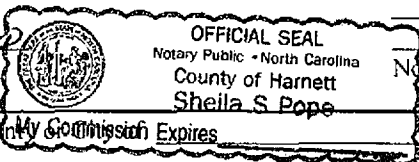


Notary's Printed or Typed Name: _____

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Cynthia W. Avrette 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 24 day of January, 2020.

My Commission Expires: 11-2-2020 (Affix Seal)



Notary's Printed or Typed Name: _____

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
Notary's Printed or Typed Name: _____

EXHIBIT A

1. Taxes or assessments for the year 2020, and subsequent years, not yet due or payable.
2. Any discrepancy, conflict, matters regarding access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
3. The correctness of the square footage/acreage computation contained in the description of the Land is not insured.
4. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land.
5. Easement to Central Carolina Telephone Co. recorded in Book 344, page 173.
6. Easement to Carolina Power & Light Company recorded in Book 351, page 108.
7. Boundary Line Agreement recorded in Book 1446, page 477.
8. Easement to Carolina Power & Light Company recorded in Book 1554, page 328.
9. Easement to Carolina Power & Light Company recorded in Book 1554, page 326.
10. Easement to South River Electric Membership Corporation recorded in Book 882, page 59.
11. Easement to B.L. Roberts and wife Mabel C. Roberts in Deed recorded in Book 810, page 477.
12. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book E, page 10-B and Plat Book D, page 96-D.
13. Utility Easement to Carolina Telephone and Telegraph Company recorded in Book 813, page 479.
14. Utility Easement in favor of Carolina Telephone and Telegraph Company recorded in Book 824, page 242.
15. Right of Way Grant to Carolina Power & Light Company recorded in Book 1138, page 697.
16. Communication System Easement to Carolina Telephone and Telegraph Company, LLC, DBA Centurylink recorded in Book 2913, page 493.
17. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 98, page 206.
18. Cross-Easement Agreement recorded in Book 3641, page 904.
19. Memorandum of Real Estate Purchase Contract recorded in Book 3641, page 919.
20. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 2019, page 163.