

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
03/25/2025 10:53:28 AM NC Rev Stamp: \$95.00
Book: 4277 Page: 607 - 609 (3) Fee: \$26.00
Instrument Number: 2025004998

HARNETT COUNTY TAX ID #
050613 0258

03-25-2025 BY: MB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$95.00

Parcel Identifier No. 050613 0258 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: 1300 Benson Rd, Suite 110 Garner, NC 27529 after recording

This instrument was prepared by: Justin Taylor, Attorney at Law, PLLC (without title examination or tax advice)

Brief description for the Index: 358 NATCHEZ TRACE

THIS DEED made this 25th day of March, 2025, by and between

GRANTOR

LNCE SOLUTIONS, LLC
a FL Limited Liability Company
1340 EVERGREEN PARK CIRCLE
LAKELAND, FL 33813

GRANTEE

BVA Enterprises, Inc. d/b/a BVA Builders
Property address: 358 Natchez Trace
Fuquay Varina, NC 27526
Mailing address:
1300 Benson Rd, Suite 110
Garner, NC 27529

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 FUQUAY VARINA Township, HARNETT County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A"

Page 1 of 2

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013
Printed by Agreement with the NC Bar Association - 1981

This standard form has been approved by:
North Carolina Bar Association - NC Bar Form No. 3

Submitted electronically by "Newman & Newman Attorneys at Law"
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 hereinabove described was acquired by Grantor by instrument recorded in Book 4277 page 1927.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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 whatsoever, other than the following exceptions:

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

LNCE SOLUTIONS, LLC (SEAL)
(Entity Name)
By: X an sf Print/Type Name: _____
Print/Type Name & Title: ALEX SYLIFY (SEAL)
MEMBER-MANAGER Print/Type Name: _____
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of Florida - County or City of Polk
I, the undersigned Notary Public of the County or City of Lakeland and State aforesaid, certify that
Alex Sylify 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 14 day of
March, 2025.

My Commission Expires: Sep 5, 2026
(Affix Seal) ANGELA A SCHOCH
Notary Public - State of Florida
Commission # HH 308694 Notary's Printed or Typed Name
My Comm. Expires Sep 5, 2026 Angela Schoch

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ 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 _____ day of
_____, 20____.

My Commission Expires: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
ALEX SYLIFY personally came before me this day and acknowledged that
he is the MEMBER-MANAGER of LNCE SOLUTIONS, LLC, 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: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

EXHIBIT A

BING LOT 31, BLOCK 4 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
OF HARNETT COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE
FOR A GREATER CERTAINTY OF DESCRIPTION.