

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
06/13/2025 12:49:14 PM NC Rev Stamp: \$420.00  
Book: 4289 Page: 2508 - 2510 (3) Fee: \$26.00  
Instrument Number: 2025010895

HARNETT COUNTY TAX ID #  
010527 0012 61  
010527 0012 62  
010527 0012 74

06-13-2025 BY: MMC

Brief description for the Index:

Tax Stamps: \$420.00

**Lots 106, 107 & 119, Ducks Landing**

This instrument was prepared by: **Clark H. Campbell, Sandhills Law**, 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.  
Return to: Hutchens Law Firm LLP  
RE.FAY13541194

*NO TITLE SEARCH COMPLETED BY PREPARER*

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this **21<sup>st</sup>** day of **May 2025**, by and between,

| GRANTOR  | GRANTEE   |
|--|---|
| <b>Moore HL Properties, Inc.,</b><br>a North Carolina corporation      | <b>Caviness &amp; Cates Building and<br/>Development Company,</b><br>a North Carolina corporation |
| <u>Mailing Address:</u><br>55 Walnut Creek Road<br>Pinehurst, NC 28374 | <u>Mailing Address:</u><br>639 Executive Place, Suite 400<br>Fayetteville, NC 28305               |

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in **Anderson Creek Township, Harnett County, North Carolina**, and more particularly described as follows:

**Being all of Lots 106, 107 & 119 as shown on that plat entitled Final Plat for Ducks Landing Lots 1-27 & 73-120, Anderson Creek Township, Harnett County, North Carolina and recorded in Book of Maps 2025, Page 268, Harnett County Register of Deeds, North Carolina.**

Submitted electronically by "Hutchens Law Firm LLP"  
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 4235, Page 326, Harnett County Registry.**

The property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein above referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple and has the right to convey in fee simple; that the 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: (1) ad valorem taxes for the current year (prorated to the date of closing); (2) utility easements and unviolated covenants, conditions and restrictions; and (3) such other liens, encumbrances or defects as may be specifically approved by Grantee in writing.

The designation Grantor or Grantee as used herein shall include the singular as well as the plural and the masculine, feminine or neuter gender may be read in either the masculine, feminine or neuter gender or a combination thereof as the context may require in order to accurately refer to the person or persons first named hereinabove as Grantor and Grantee.

**\*\*\* THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK \*\*\***

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if Corporate, has caused this instrument to be signed in its Corporate name in the ordinary course of business by its duly authorized officer, pursuant to authorization from the Board of Directors, or if Limited Liability Company (Company), in its Company name in the ordinary course of business by its duly authorized manager, pursuant to authorization from its members, the day and year first above written.

**Moore HL Properties, Inc.**

 (SEAL)  
By: **Dewey T. Holderfield, President**

**STATE OF North Carolina ,**

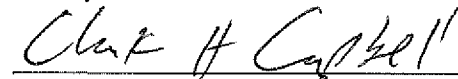
**COUNTY OF Moore , to wit:**

I certify that the following person(s) personally appeared before me this day, and each acknowledging to me that he or she signed the foregoing document in the capacity indicated:  
**Dewey T. Holderfield, President of Moore HL Properties, Inc..**

Witness my hand and notarial seal this 21 day of May 2025.



Notary Public



(Printed Name of Notary)

My Commission Expires: 8/27/27

PLACE NOTARY SEAL INSIDE THIS BOX ONLY!

Clark H Campbell  
NOTARY PUBLIC  
Moore County, NC