

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
04/04/2025 11:02:33 AM NC Rev Stamp: \$102.00
Book: 4278 Page: 2843 - 2844 (2) Fee: \$26.00
Instrument Number: 2025005790

HARNETT COUNTY TAX ID #
050613 0253

04-04-2025 BY: MB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 102.00

Parcel Identifier No. 050613 0253 Verified by County on the day of , 20
By:

Mail/Box to: GRANTEE: 1300 Benson Road, Suite 110, Garner, NC 27529

This instrument was prepared by: Sean McMurray, Attorney At Law, PLLC, 304 East Jones Street, Raleigh, NC 27601

Brief description for the Index: LOT 10, Captains Landing

THIS DEED made this 26th day of March, 2025, by and between

GRANTOR	GRANTEE
Sergey Anatolyevich Yegorov, a single man 2810 Lanasa Ln. Apex, NC 27523	BVA Enterprises, Inc. d/b/a BVA Builders, Inc Property: Lot 10 Natchez Trace Fuquay Varina, NC 27526 Mailing: 1300 Benson Road, 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:

BEING all of Lot 10, Block 4, Captain's Landing Subdivision, as shown on plat recorded in Map Number 21, Page 52, Harnett County Registry.

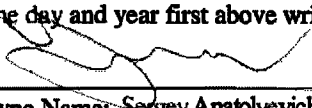
The property hereinabove described was acquired by Grantor by instrument recorded in Book 4234 page 94.
All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book 21 page 52.

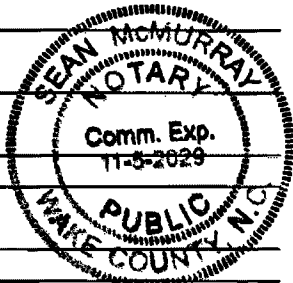
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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) 2025 Ad Valorem Taxes,
- 2) Utility Easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property

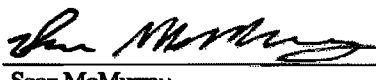
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Print/Type Name & Title: _____ By: _____ Print/Type Name & Title: _____ By: _____ Print/Type Name & Title: _____	 (SEAL) Print/Type Name: <u>Sergey Anatolyevich Yegorov</u> _____ (SEAL) Print/Type Name: _____ _____ (SEAL) Print/Type Name: _____ _____ (SEAL) Print/Type Name: _____
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State of North Carolina - County or City of Hamett
 I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that
Sergey Anatolyevich Yegorov 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 26th day of
March, 2025.

My Commission Expires: November 5, 2029
 (Affix Seal)


Sean McMurray Notary Public
 Notary's Printed or Typed Name

State of North Carolina - County or City of Hamett
 I, the undersigned Notary Public of the County or City of Wake 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 26th day of
 _____, 20____.

My Commission Expires: November 5, 2029
 (Affix Seal)

Sean McMurray 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
 _____ 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: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name