

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

05/08/2024 12:15:22 PM

NC Rev Stamp: \$62.00

Book: 4234 Page: 94 - 95 (2)

Fee: \$26.00

Instrument Number: 2024007663

HARNETT COUNTY TAX ID #
050613 0253

05-08-2024 BY: SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$62.00

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds

Parcel or Real Estate ID No. 050613 0253 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612

Brief description for the Index: LT 10 BL4 Captain's Landing

THIS DEED made this 7th day of May, 2024, by and between:

GRANTOR	GRANTEE
William Frederic Pope and Kristy Schendel Pope, husband and wife	Sergey Anatolyevich Yegorov, a single man
442 Thomas Gage Drive Fuquay-Varina, NC 27526	Mailing Address: 2810 Lanasa Lane Apex, NC 27523

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 Town of Fuquay-Varina, 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.

Property Address: 0 Natchez Trace, Fuquay Varina, NC 27526

Parcel ID: 050613 0253

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4187, Page 397.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of Grantor.

A map showing the above described property is recorded in Map Number 21 at Page(s) 52.

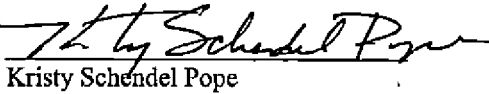
Submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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: 2024 Ad Valorem taxes. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

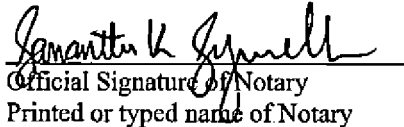
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


William Frederic Pope


Kristy Schendel Pope

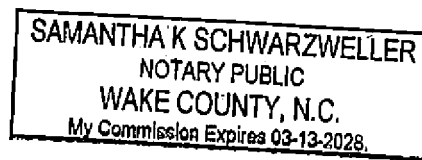
STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Samantha K Schwarzweller, Notary Public, do hereby certify that William Frederic Pope and Kristy Schendel Pope personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 7th day of May, 2024.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

03-13-2028



(affix seal here)