

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
04/23/2025 09:47:22 AM NC Rev Stamp: \$80.00  
Book: 4281 Page: 1571 - 1572 (2) Fee: \$26.00  
Instrument Number: 2025006988

HARNETT COUNTY TAX ID #  
05061307 0301 07

04-23-2025 BY: MB

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$80.00

Parcel Identifier No. 0613-64-7302.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: J. Grant Brown: Law Offices of Doster & Brown

NO TITLE SEARCH PERFORMED - NO TAX ADVICE

DEED PREPARATION ONLY AT REQUEST OF GRANTOR

NO SETTLEMENT SERVICES PROVIDED

Brief description for the Index: Lot 64 Block 7 Captains Landing

THIS DEED made this 22 day of April, 2025, by and between

GRANTOR

GRANTEE

Derek Richard Bryan, and spouse,  
Glanna Natalie Bryan

BVA Builders, Inc. and/or assigns

Address: 5009 Oakmount Court,  
Holly Springs, NC 27540

Address: 1300 Benson Road, Suit 110  
Garner, NC 27529

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 Buckhorn Township, Harnett County, North Carolina and more particularly described as follows:

Being Lot 64, Block 7 of Captain's Landing Subdivision according to a map recorded in Book of Maps 21, Page 52, Harnett County Registry.

This Conveyance is made subject to all privileges of ingress and egress across Harper Land in Book 590, Page 306, Harnett County Registry.

The above conveyance is subject to the reservations, restrictions, and covenants as set out and recorded in Book 597, Page 176, Harnett County Registry.

See Deed Book 1837, Page 991, Harnett County Registry.

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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 4169, Page 925.

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 Book of Maps 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:

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

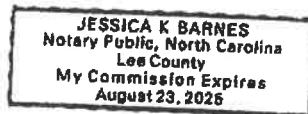
Derek Richard Bryan (SEAL)  
Derek Richard Bryan

Gianna Natalie Bryan (SEAL)  
Gianna Natalie Bryan

State of NC  
County or City of Lee

I, the undersigned Notary Public of the County or City of Lee and State aforesaid, certify that Derek Richard Bryan 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 22 day of April, 2025.



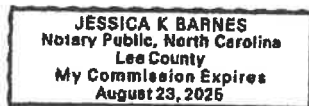
My Commission Expires: 8/23/25  
(Affix Seal)

Jessica K. Barnes  
Jessica K. Barnes Notary Public  
Notary's Printed or Typed Name

State of NC  
County or City of Lee

I, the undersigned Notary Public of the County or City of Lee and State aforesaid, certify that Gianna Natalie Bryan 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 22 day of April, 2025.



My Commission Expires: 8/23/25  
(Affix Seal)

Jessica K. Barnes  
Jessica K. Barnes Notary Public  
Notary's Printed or Typed Name