

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
05/14/2025 10:40:51 AM NC Rev Stamp: \$740.00  
Book: 4284 Page: 2915 - 2917 (3) Fee: \$26.00  
Instrument Number: 2025008552

HARNETT COUNTY TAX ID #  
099558 0031 21  
099558 0031 22  
099558 0031 23  
099558 0031 24  
& OTHERS  
05-14-2025 BY: MB

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 740.00

File No. NC-25-00759

Parcel Identifier No. 099558 0031 21, 099558 0031 22, 099558 0031 23, 099558 0031 24, 099558 0031 26, 099558 0031 27

Title Insurance: DF Title, LLC d/b/a Golden Dog Title & Trust

Mail/Box to: Costner Law Office, PLLC, 4520 Mint Hill Village Lane, Suite 205, Mint Hill, NC 28227

This instrument was prepared by: Costner Law Office, PLLC, 4520 Mint Hill Village Lane, Suite 205, Mint Hill, NC 28227

Brief description for the Index: Lots 33, 34, 35, 36, 38, 39, Watsons Ridge Subdivision, Phase 3

THIS DEED made this 13 day of May, 2025, by and between

#### GRANTOR

Sheriff Watson, LLC, a North Carolina limited liability company

Forwarding Address:  
2919 Breezewood Avenue, Suite 100  
Fayetteville, NC 28303

#### GRANTEE

H & H Constructors of Fayetteville, LLC, a North Carolina limited liability company

Property Address:  
75, 89, 145, 163, 199, and 217 Horse Trot Lane  
Sanford, NC 27332

Mailing Address:  
14701 Philips Highway, Suite 300  
Jacksonville, FL 32256

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

Being all of Lots 33-36, 38 and 39 and Offsite Septic Lot 29R as shown on Revision of "Final Plat for Watson Ridge Subdivision, Phase 3, Lots 15-57" recorded in Map Book 2024, Page 541, a revision of Map Book 2023, Page 128 in the Harnett County, North Carolina Public Registry.

TOGETHER WITH those certain access and easements rights across the 15' access and septic easement for Offsite Septic Lot 29R shown in Plat Cabinet 2023, Page 128, in the Harnett County, North Carolina Public Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3895 page 705.

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

If initialed, the property includes the primary residence of at least one of the Grantors. \_\_\_\_\_ (*N.C.G.S. §105-317.2*)

A map showing the above described property is recorded in Plat Book 2024 page 541.

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.

Sheriff Watson, LLC, a North Carolina limited liability company

BY *David Vannoy*  
David Vannoy  
Manager

State of North Carolina  
County of Cumberland

I, *Megan N Holcomb*, a Notary Public for the said County and State, do hereby certify that David Vannoy personally appeared before me this day and acknowledged that (s)he is the Manager of Sheriff Watson, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 13 day of May, 2025.

*M. N. H.* Notary Public  
*Megan N Holcomb*  
Notary's Printed or Typed Name

My Commission Expires:

*November 3, 2029*

