

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/15/2025 10:15:13 AM NC Rev Stamp: \$36.00
Book: 4285 Page: 446 - 447 (2) Fee: \$26.00
Instrument Number: 2025008655

HARNETT COUNTY TAX ID #
07069016070033

05-15-2025 BY: MB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$36.00

Parcel Identifier No. 1600-04-4664.000 Verified by _____ County on the _____ day of _____, 20____
By: 07069016070033

Mail/Box to: GRANTEE: 81 River Ridge Way, Willow Spring, NC 27592

This instrument was prepared by: Sean McMurray, Attorney at Law, 304 East Jones St. Raleigh, NC 27601

Brief description for the Index: LOT 2 Odum 25x100 Lots,

THIS DEED made this 14th day of May, 2025, by and between	
GRANTOR	GRANTEE
Vacant Land Solutions, LLC 500 Westover Dr. #11772 Sanford, NC 27330	Almond Tree Realty, Inc. Mailing: 81 River Ridge Way Willow Spring, NC 27592 Property: E Jay Street Coats, NC 27521

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

BEING Lots 15 and 16 in a subdivision of a portion of Owen Odum land as shown on map made by O.S. Young, Registered Surveyor, on December 8, 1945, and recorded in Map Book 4, Page 180, Harnett County Registry, which map shall constitute a part of this description.


The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.
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 Plat Book 4 page 180.

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:

- 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.

Vacant Land Solutions, LLC
(Entity Name)
By: 
Print/Type Name & Title: Andrew Baughman
Managing Member
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____

(SEAL)
Print/Type Name: _____
(SEAL)
Print/Type Name: _____
(SEAL)
Print/Type Name: _____
(SEAL)
Print/Type Name: _____

State of North Carolina - County or City of Mecklenburg
I, the undersigned Notary Public of the County or City of Huntersville and State aforesaid, certify that
Andrew Baughan 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 14 day of
May, 2025

My Commission Expires: 02/26/2028
(Affix Seal)



Issa Hawarmeh 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 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

Notary Public

State of North Carolina - County or City of

I, the undersigned Notary Public of the County or City of and State aforesaid, certify that Andrew Baughan personally came before me this day and acknowledged that he is the Managing Member of Vacant Land Solutions, LLC, 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 14th day of May, 2025.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

Notary Public