

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/30/2025 09:36:22 AM NC Rev Stamp: \$90.00
Book: 4287 Page: 1482 - 1483 (2) Fee: \$26.00
Instrument Number: 2025009768

HARNETT COUNTY TAX ID #
050613 0301 93

05-30-2025 BY: LA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90.00

Parcel Identifier No. 050613 0301 93 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, 304 East Jones St. Raleigh, NC 27601

Brief description for the Index: LOT 2, Captain's Landing

THIS DEED made this 29th day of May, 2025, by and between

GRANTOR	GRANTEE
Gordon Peebles Jr. and wife, Connie Peebles 3015 Cliffdale Road Fayetteville, NC 28303	BVA Enterprises, Inc. Mailing: 1300 Benson Road Suite 110 Garner, NC 27529 Property: 0 Ponchartrain Street Fuquay Varina, NC 27526

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 Lot 2, Block 7 of Captain's Landing subdivision according to map recorded in Book of Maps 21, Page 52 in the office of the Register of Deeds of Harnett County, North Carolina, reference to which is hereby made for a greater certainty of description. This conveyance is made subject to all privileges of ingress and egress across Harper Land in Book 590, Page 306.
The above conveyancy is subject to the reservations, restrictions and covenants as set out and recorded in the office of the Register of Deeds of Harnett County, North Carolina in Book 597, page 176.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 925 page 956.
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 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)

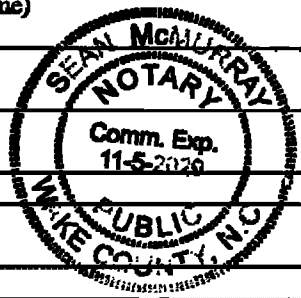
Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____



Print/Type Name: Gordon Peebles Jr. (SEAL)

Print/Type Name: Connie Peebles (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Gordon Peebles Jr. and Connie Peebles 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 29th day of May, 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 Wake

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 29th 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's Printed or Typed Name