

HARNETT COUNTY TAX ID #  
021610 0022 05

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2022 Mar 29 03:47 PM NC Rev Stamp: \$ 0.00  
Book: 4133 Page: 436 - 438 Fee: \$ 26.00  
Instrument Number: 2022006645

03-29-2022 BY: TC

Prepared by and mail to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334  
(No title examination or tax advice given.)

EXCISE TAX: \$0.00  
Parcel ID No.: 021610 0022 05

### **NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made this 28<sup>th</sup> day of March, 2022, by and between **301 CONTRACTING, LLC**, a North Carolina limited liability company whose address is 305 S. Wall Street, Benson, NC 27504, hereinafter called GRANTOR, and **MYTUYET THANH PHAM, unmarried**, of 305 S. Wall Street, Benson, NC 27504, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 or parcel of land situated in the Averasboro Township, Harnett County, North Carolina and more particularly described as follows:

***All of Tract 5-B as shown on that certain map of survey entitled "Property of John Alvis Ennis Estate" surveyed by Piedmont Surveying, Dunn, North Carolina, dated August 11, 1987 and recorded in Plat Cabinet C, Slide 183-C, Harnett County Registry incorporated herein by reference.***

Submitted electronically by "Matthews Law Group PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 3880, Page 344, Harnett County Registry.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2022 ad valorem taxes which are not yet payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

**301 CONTRACTING, LLC**  
A NC limited liability company

By:

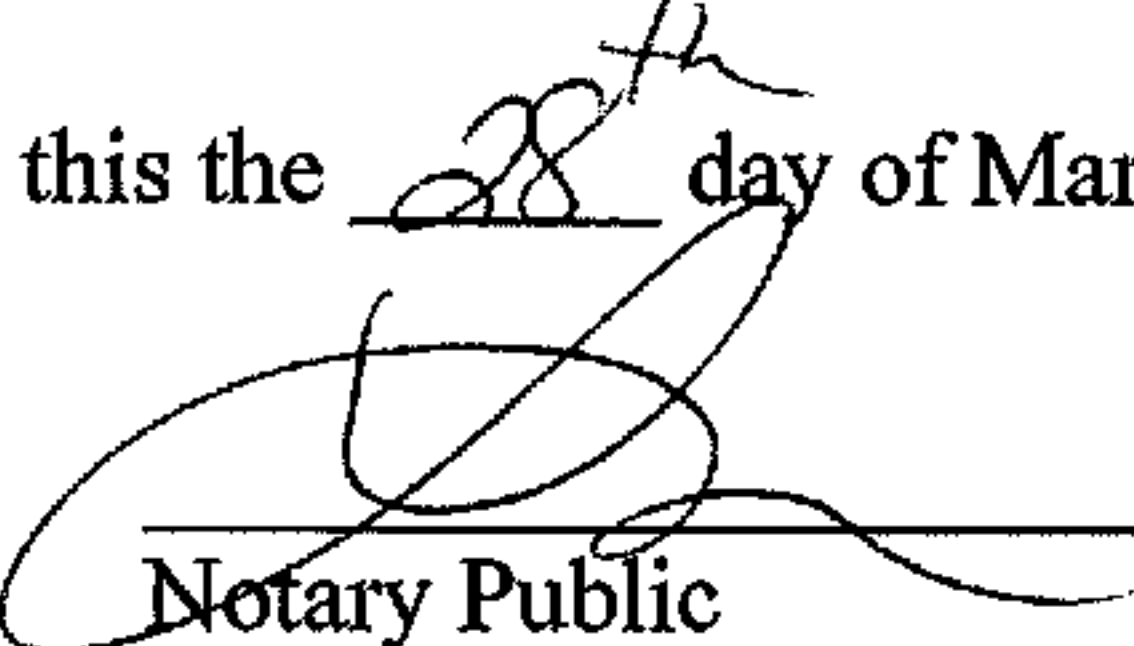
  
\_\_\_\_\_  
Mytuyet Thanh Pham, Member/Manager

*Notary acknowledgment on next page*

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, Lynn A. Matthews, a Notary Public, do hereby certify that Mytuyet Thanh Pham personally appeared before me this day and acknowledged that she is Member/Manager of **301 Contracting, LLC**, a NC limited liability company, and that as member manager, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and notarial seal, this the 28<sup>th</sup> day of March, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 5/31/26

