

HARNETT COUNTY TAX ID #
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Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/22/2025 08:08:20 AM NC Rev Stamp: \$60.00
Book: 4295 Page: 2292 - 2294 (3) Fee: \$26.00
Instrument Number: 2025013548

07-21-2025 BY: LA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 60.00

Parcel Identifier No. 0613-86-0355.000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE: 1300 Benson Road, Ste. 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 Lot 16, BLK 11, Captain's Landing

THIS DEED made this 21st day of July, 2025, by and between

GRANTOR

Franklin Ryan Johnson, legally separated and
Stacie Johnson, legally separated
3184 Fairground Road
Dunn, NC 28334

GRANTEE

BVA Enterprises, Inc. dba BVA Builders
Mailing: 1300 Benson Road, Ste 110
Garner, NC 27529
Property: Lot 16
Chartres St.
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:

See Attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2660 page 508.
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.

_____	(Entity Name)	<u>Franklin Ryan Johnson</u>	(SEAL)
By: _____		Print/Type Name: <u>Franklin Ryan Johnson</u>	
Print/Type Name & Title: _____		<u>Stacie Johnson</u>	(SEAL)
By: _____		Print/Type Name: <u>Stacie Johnson</u>	
Print/Type Name & Title: _____		_____	(SEAL)
By: _____		Print/Type Name: _____	
Print/Type Name & Title: _____		_____	(SEAL)
By: _____		Print/Type 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 Franklin Ryan Johnson and Stacie Johnson 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 21st day of July, 2025.

My Commission Expires: 9.19.27
(Affix Seal)

Cecil Bell Jr.
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 21st day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

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 Public
Notary's Printed or Typed Name

Exhibit A

BEING all of Lot 16 of Block 11 of Captain's Landing Subdivision according to a 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 conveyance 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.