

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
06/18/2024 02:17:48 PM NC Rev Stamp: \$80.00
Book: 4239 Page: 2862 - 2863 (2) Fee: \$26.00
Instrument Number: 2024010489

HARNETT COUNTY TAX ID #
03958517 0388

06-18-2024 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$80.00

Tax Parcel ID No.: 9595-47-6879.000

WITHOUT BENEFIT OF TITLE SEARCH

Mail/Box to: Grantee

Prepared by: J Stanley, Post Office Box 2091, Cornelius, NC 28031

Closing Attorney: Brady Boyette PLLC, 1025 Dresser Court, Raleigh, NC 27609

Brief description for the Index: Lot 388, Blk Q, Ph VI, Carolina Lakes

THIS DEED, made this the 22nd day of May, **2024**, by and between:

GRANTOR: Lakeside Vista Partners, LLC, a NC limited liability company whose mailing address is Post Office Box 620013, Charlotte NC 28262 (herein referred to as **Grantor**); and

GRANTEE: Chamberlain Homes, LLC, a NC limited liability company whose mailing address is 120-A North Salem Street, Apex, NC 27502 (herein referred to as **Grantee**).

W I T N E S S E T H:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Harnett, State of North Carolina, more particularly described as follows:

Being all of Lot 388, in a subdivision known as Carolina Lakes, Phase VI, Block Q, according to a plat of same duly recorded in Plat Cabinet D, Slide 57-D, Harnett County Registry, North Carolina.

Property Address: 2975 Carolina Way, Sanford, NC 27332

Parcel ID#: 9595-47-6879.000

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3729, Page 55, and being reflected on plat(s) recorded in Plat Cabinet D, Page 57-D, Harnett County Public Registry.

All or a portion of the property herein conveyed ☐ includes or ☒ does not include the primary residence of a Grantor.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

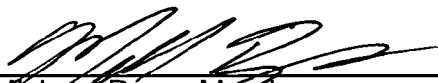
This conveyance is made subject to the following Exceptions and Reservations:

Restrictive covenants, property taxes, easements and right of way, and encumbrances, if any, as may appear of record in aforesaid registry.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Lakeside Vista Partners, LLC, a NC limited liability company

By: 
Michael Ryan, Member

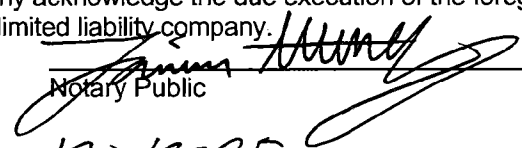
(SEAL)

State of North Carolina
County of Cabarrus

(Official/Notarial Seal)

I, a Notary Public of the County and State aforesaid, certify that **Michael Ryan** personally came before me this day and acknowledged that he is **Member of Lakeside Vista Partners, LLC, a NC limited liability company** a North Carolina limited liability company and that by authority duly given and as the act of the limited liability company acknowledge the due execution of the foregoing instrument on behalf of the limited liability company.

Date: 05/23/2024


Notary Public

My Commission Expires:

10/20/2025

