

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
08/14/2025 10:37:22 AM NC Rev Stamp: \$170.00
Book: 4299 Page: 560 - 561 (2) Fee: \$26.00
Instrument Number: 2025015152

HARNETT COUNTY TAX ID #
130631 0011 08

08-14-2025 BY: MB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$170.00
Parcel ID:	130631 0011 08
Mail/Box to:	Grantee
Prepared by:	Pope & Pope, Attorneys at Law, P.A., PO Box 790, Angier, NC 27501 (File No. 25.614)
Brief description for the Index:	Tract 3, 2.00 acres, Map #98-73

THIS GENERAL WARRANTY DEED ("Deed") is made on the 9th day of August, 2025, by and between:

GRANTOR	GRANTEE
Eugene Francois Boudreau and wife, Eugenie Boudreau 189 Rang Point Du Jor Nord Lavaltrie QC Canada J5T3P7	Maven Home Solutions, LLC, A North Carolina Limited Liability Company 112 Daisy Grove Lane Holly Springs NC 27540

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, Upper Little River Township, Harnett County, North Carolina and more particularly described as follows (the "Property"):

BEING all of the 2 acre tract identified as Tract 3 on plat entitled "Survey for Stephen C. Grace" dated January 14, 1998, prepared by Bennett Surveys, Inc. and recorded as Map 98-73, Harnett County Registry, to which plat reference is made for a more particular description thereof.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 4029 page 929-930.

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

A map showing the Property is recorded in Plat Book 98 page 73.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. 2025 Harnett County ad valorem taxes and subsequent years now due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Eugene Francois Boudreau
Name: Eugene Francois Boudreau

Eugenie Boudreau
Name: Eugenie Boudreau

STATE OF New York, COUNTY OF Clinton

I, Andrée Labarge, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 9th day of August 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Eugene Francois Boudreau and Eugenie Boudreau.

Affix Notary Seal/Stamp

ANDREE LABARGE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LA4691699
Qualified in Clinton County
Commission Expires June 30 2027

Andrée Labarge
Notary Public (Official Signature)
My commission expires: June 30, 2027