

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
10/17/2025 12:22:34 PM NC Rev Stamp: \$450.00
Book: 4308 Page: 2358 - 2360 (3) Fee: \$26.00
Instrument Number: 2025019737

HARNETT COUNTY TAX ID #
099564 0089 14
099564 0089 15
099564 0089 16
099564 0089 17
099564 0089 18
10-17-2025 BY: MB

This instrument prepared by Ashish G Lakhiani, a licensed North Carolina attorney.

NORTH CAROLINA GENERAL WARRANTY DEED
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR
UPON DISBURSEMENT OF CLOSING PROCEEDS

File No.: AL-62813-25-T
Excise Tax: \$450.00

Parcel Identifier No. 099564008912 (PARENT) Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Single Source Real Estate Services, Inc., 2919 Breezewood Ave., Suite 300, Fayetteville, NC 28303
This instrument was prepared by: Lakhiani Law, PLLC, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303
Brief description for the Index: LOTS 1-5, DIVISION SURVEY FOR SANDHILLS REAL ESTATE HOLDINGS LLC

THIS DEED made this 14th of October, 2025, by and between

GRANTOR	GRANTEE
Sandhills Real Estate Development, LLC, a North Carolina Limited Liability Company 3030 Turnpike Road Raeford, NC 28376	White Oak Homes NC, LLC, a North Carolina Limited Liability Company 319 Fairfield Road Fayetteville, NC 28303

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 Cameron, Johnsonville Township, Harnett County, North Carolina and more particularly described as follows:
See attached Exhibit "A"

PARCEL ID - PARENT 099564008912

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4268, Page 1418.
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 2025, Page 642.

Submitted electronically by "Single Source Real Estate Services"
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 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:

SUBJECT TO ALL VALID AND SUBSISTING RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RIGHTS OF WAYS AND EASEMENTS PROPERLY OF RECORD, IF ANY, AND AD VALOREM TAXES DUE FOR THE CURRENT YEAR.

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

Sandhills Real Estate Development, LLC, a North Carolina Limited Liability Company


By: Brett Campbell
Print/Type Name & Title: Brett Campbell, Managing Member

State of North Carolina – County of Cumberland

I, the undersigned Notary Public of Wake County and State aforesaid, certify that Brett Campbell personally appeared before me this day and acknowledged that he is the Managing Member of Sandhills Real Estate Development, LLC, a North Carolina Limited Liability Company, 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 14 day of Oct, 2025.

My Commission Expires: 05/15/2029

Ashish G Lakhiani
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires May 15, 2029


Ashish G Lakhiani - Notary Public

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant –Register of Deeds

EXHIBIT “A”

BEING ALL OF LOTS 1, 2, 3, 4 AND 5, AS SHOWN ON A SURVEY ENTITLED "DIVISION SURVEY FOR: SANDHILLS REAL ESTATE HOLDINGS, LLC", ACCORDING TO A PLAT OF THE SAME BEING DULY RECORDED IN PLAT BOOK 2025, PAGE 642, HARNETT COUNTY REGISTRY, NORTH CAROLINA.

TOGETHER WITH A 50' EASEMENT FOR INGRESS, EGRESS, AND REGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES IDENTIFIED AS "GLIDER LN, 50' PRIVATE ACCESS & UTILITY EASEMENT" AS SHOWN ON THE AFOREMENTIONED PLAT, SEE ALSO EASEMENT AND COMMON DRIVEWAY AGREEMENT RECORDED IMMEDIATELY PRECEDING THE RECORDING OF THIS INSTRUMENT, HARNETT COUNTY REGISTRY, NORTH CAROLINA.

PARCEL ID - PARENT 099564008912

Legal Description

AL-62813-25-T/51