

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
10/08/2025 09:31:12 AM NC Rev Stamp: \$413.00
Book: 4307 Page: 667 - 668 (2) Fee: \$26.00
Instrument Number: 2025018994

HARNETT COUNTY TAX ID #
021507 0015 06
021507 0015 09
021507 0015 12

10-08-2025 BY: MMC

Lots 2, 5 and 8, Sawyer Ridge
Prepared by: Whitaker & Hamer, PLLC, 121 E. Main St., Clayton, NC 27520
Mail To: GRANTEE
Excise Tax: \$413
Parcel ID: 021507 0015 06, 021507 0015 09 & 021507 0015 12
The property conveyed herein IS NOT the Grantor's primary residence

NORTH CAROLINA GENERAL WARRANTY DEED

State of NORTH CAROLINA
County of JOHNSTON

This GENERAL WARRANTY DEED, made this, the 7 day of October, 2025, by and between **LONG LAND DEVELOPMENT, LLC, a North Carolina limited liability company**, whose address is 9404 Northfield Court, Raleigh, NC 27603 (hereinafter referred to as "GRANTOR"), and **BLUE & WHITE, LLC, a North Carolina limited liability company**, whose address is 114 W. Main Street, Suite 102, Clayton, NC 27520 (hereinafter referred to as "GRANTEE"):

WITNESSETH

That the Grantor, for 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 more particularly described as follows:

BEING ALL of Lots 2, 5 and 8, Sawyer Ridge Subdivision, as shown on a map recorded in Map Book 2025, Pages 539 through 540, Harnett County Registry, to which reference is hereby made for certainty of description.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs and assigns, free and discharged of all right, title, claim or interest of the Grantor(s) or anyone claiming by, through or under them.

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) Subject to ad valorem taxes; and
- (2) Subject to any easements, restrictions, covenants and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor(s) have hereunto set his hand and seal, or if corporate, has caused this instrument to be executed by duly authorized officers and its seal affixed by authority of its Board of Directors, the day and year set forth above.

LONG LAND DEVELOPMENT, LLC,
a North Carolina limited liability company

BY:

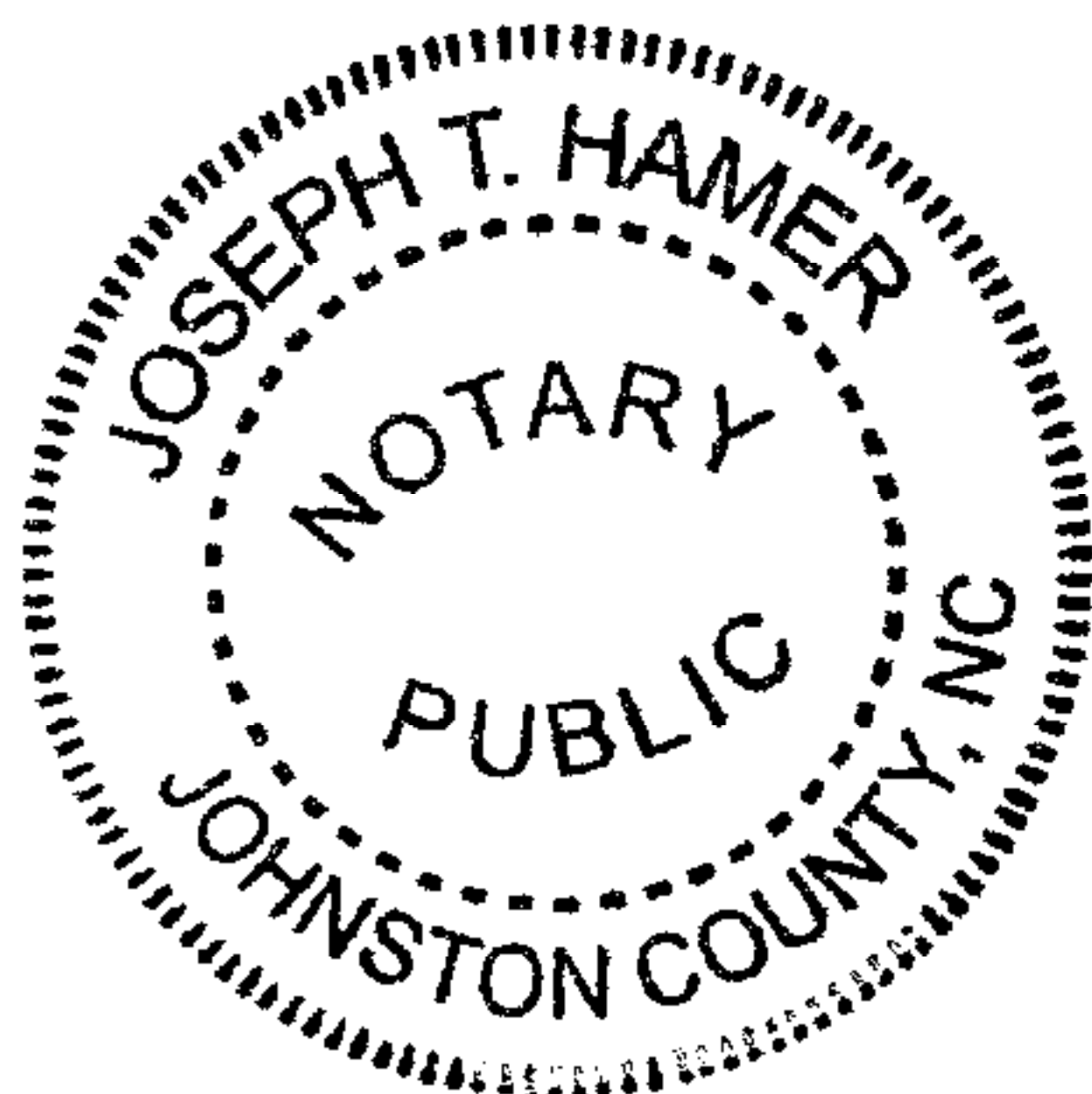

Harold Long, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Harold Long as Member/Manager of Long Land Development, LLC.

This the 7 day of October, 2025.




Notary Public

Notary Printed Name

My Commission Expires: 10/3/28