



Doc ID: 013892850002 Type: CRP  
Recorded: 04/10/2025 at 03:42:22 PM  
Fee Amt: \$386.00 Page 1 of 2  
Revenue Tax: \$360.00  
WAYNE COUNTY, NC  
TINA ARNDER Register of Deeds

2 pg - \$26<sup>00</sup>  
Rev - \$360<sup>00</sup>

BK **3977** PG **143-144**

Return - Holland 5 Homes LLC  
510 Denning Rd.  
Benson, NC 27504

**Indexed**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 360.00

Parcel Identifier No. OUT OF 2685284430 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Jack E. McLamb, III Attorney at Law NOT CLOSING ATTORNEY

Brief description for the Index: LOT 1,2,3 and 4, Plat Cabinet Q, Slide 10-C

THIS DEED made this 31st day of March, 2025, by and between

GRANTOR

GRANTEE

Pier One Investments LLC  
a NC limited liability company  
7710 NC Hwy 39  
Zebulon, NC 27597

Holland 5 Homes LLC  
a NC limited liability company  
510 Denning Rd.  
Benson, NC 27504

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 \_\_\_\_\_, Great Swamp Township, Wayne County, North Carolina and more particularly described as follows:

Being all of Lots 1, 2, 3 and 4, as shown on a plat entitled "Major Subdivision for Pier One Investments, LLC" prepared by Williams-Pearce and Assoc., dated August 28, 2024 and recorded in Plat Cabinet Q, Slide 10-C, Wayne County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3937 page 822. 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   Q   page   10-C  .

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:

- Easements, Restrictions and Rights of Way of record.
- 2025 Wayne County ad valorem taxes.

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

Pier One Investments LLC (SEAL)  
 (Entity Name)  
 By: [Signature] Print/Type Name: \_\_\_\_\_

Print/Type Name & Title: Shawn Pearce Print/Type Name: \_\_\_\_\_  
Manager

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) Notary's Printed or Typed Name \_\_\_\_\_

State of North Carolina - County or City of Johnston  
 I, the undersigned Notary Public of the County or City of Johnston and State aforesaid, certify that Shawn Pearce personally came before me this day and acknowledged that he is the Manager of Pier One Investments LLC, 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 31st day of March, 2025.

My Commission Expires: 06.22.2028 Notary Public  
 (Affix Seal) [Signature] Notary's Printed or Typed Name \_\_\_\_\_

