

Type: CRP
 Recorded: 12/16/2024 4:50:23 PM
 Fee Amt: \$116.00 Page 1 of 2
 Revenue Tax: \$90.00
 WAYNE COUNTY, NC
 TINA ARNDER Register of Deeds

Indexed

BK 3950 PG 604 - 605

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by Alan B. Hewett, a licensed North Carolina attorney. Delinquent Taxes, if any, to be paid by closing attorney to the county Tax Collector upon disbursement of closing proceeds.

Excise Tax:	\$90.00
Parcel ID:	0065244 -PIN 2681-41-5663
Mail/Box to:	Grantee
Prepared by:	Alan B. Hewett, Hewett Law Group, P.A., 101 Blackstone Lane, Selma, NC 27576
Brief description for the Index:	Lot 23 Stonewood Estates, Section 2

THIS GENERAL WARRANTY DEED ("Deed") is made on the 16th day of December, 2024, by and between:

GRANTOR	GRANTEE
Bildan, LLC, a North Carolina limited liability company 235 Leslie Road Goldsboro, NC 27530	DreamMakers Construction LLC, a North Carolina limited liability company 432 East Market Street Smithfield, NC 27577

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 Fork Township, Wayne County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 23, Stonewood Estates, Section Two, as shown on that plat entitled "Final Map Stonewood Estates, Section Two, Fork Township, Wayne County, N.C.", prepared by Bobby R. Kornegay, Professional Land Surveyor, dated February 21, 2007 and recorded in Plat Cabinet M, Slide 86-J, Wayne County Registry.

Submitted electronically by "Hewett Law Group, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wayne County Register of Deeds.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2367 page 640-642.

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 M page 86-J.

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 Ad Valorem taxes.
- 2 – General utility easements, restrictions and right of ways of record.
- 3 – This conveyance is made subject to the terms and provisions of the Declaration of Covenants, Conditions, and Restrictions recorded in Deed Book 2528, page 740, as it may have been, or will be in the future, amended, Wayne County Registry.

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

Name:

Bildan, LLC
Entity Name

Name:

By: Cheryl Sasser
Name: Cheryl Sasser
Title: Manager

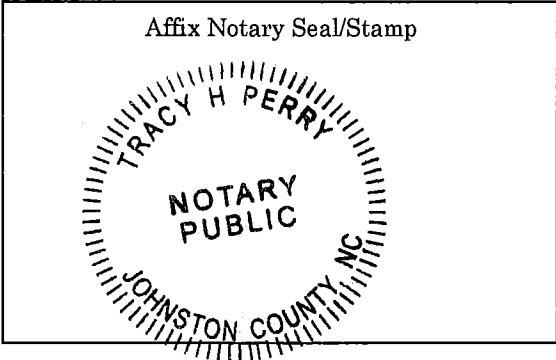
Name:

Name:

By: _____
Name: _____
Title: _____

STATE OF NORTH CAROLINA, COUNTY OF JOHNSTON

I Tracy H Perry, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 16 day of December 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Cheryl Sasser, Manager.



Tracy H Perry
Notary Public (Official Signature)
My commission expires: 8/2/2025