

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$786.00
Parcel ID:	10N07007W; 10N07007T, 10N07007S, 10N07007R, 10N07007P and 10N07007O
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:	Lots 3, 6, 7, 8, 10 and 11 Honaker Farms

THIS GENERAL WARRANTY DEED ("Deed") is made on the 13th day of March, 2025, by and between:

GRANTOR	GRANTEE
<b>RRT Development, LLC</b> a North Carolina limited liability company  <b>PO Box 190</b> <b>Clayton, NC 27528</b>	<b>Neuse River Homes, LLC</b> a North Carolina limited liability company  <b>PO Box 190</b> <b>Clayton, NC 27528</b>

*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 Micro Township, Johnston County, North Carolina and more particularly described as follows (the "Property"):

**BEING all of Lots 3, 6, 7, 8, 10 and 11, Honaker Farms Subdivision, as recorded in Plat Book 102, page 286, Johnston County Registry, reference to which is hereby made for a full and complete description as if fully set forth herein.**

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 Johnston County Register of Deeds.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 6613 page 718-719.

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 102 page 286.

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 6815, Pages 285-335, as it may have been, or will be in the future, amended, Johnston County Registry.

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

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

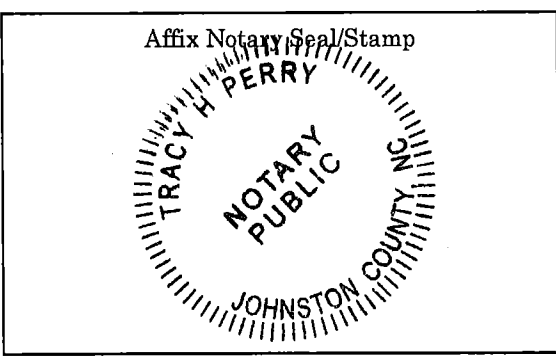
RRT Development, LLC  
Entity Name

By: \_\_\_\_\_  
Name: Charles Phillip Tyler  
Title: Member/Manager

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 13<sup>th</sup> day of March 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Charles Phillip Tyler, Member/Manager.



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