

BK: RB 6663
PG: 305 - 306

RECORDED:

09/12/2023

04:11:25 PM

BY: SAMANTHA SPEAKER
 DEPUTY

2023023092

NEW HANOVER COUNTY,
MORGHAN GETTY COLLINS
 REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$660.00

ELECTRONICALLY RECORDED

This instrument prepared by: Ryan A. Prosis, a licensed North Carolina attorney, Delinquent taxes, if any, to be paid by the closing attorney to the Tax Collector upon disbursement of closing proceeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

Prepared by: Ryan A. Prosis, 3000 Aerial Center Parkway, Suite 100, Morrisville, NC 27560
 Grantee's address (return to): 6531 Shark Tooth Trail, Wilmington, NC 28412

NORTH CAROLINA

NEW HANOVER COUNTY

Revenue Stamps: \$660

Parcel ID#: R07800-005-118-000

This Deed is made this 12th day of September, 2023, by and between **D.R. HORTON, INC., a Delaware corporation**, with an address of 6752 Parker Farm Drive, Suite 210, Wilmington, NC 28405, hereinafter called "Grantor", and **DONALD E. HARRIS and LYNN S. HARRIS, a married couple**, whose address is 6531 Shark Tooth Trail, Wilmington, NC 28412, hereinafter called "Grantee".

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in NEW HANOVER County, North Carolina, and more fully described as follows:

BEING all of Lot 44, DIVISION PLAT, GRAND BAY AT BEAU RIVAGE, per plat and survey thereof recorded in Map Book 71, Pages 318-321, inclusive, and Map Book 72, Pages 259-260, inclusive, New Hanover County Registry, to which plat reference is hereby made for a more particular description of same.

The property described herein does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against lawful claims of persons claiming, by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for the year 2024 and subsequent years.
2. Restrictive covenants, utility easements and rights-of-way of record.
3. Any and all matters shown on the recorded plat(s).

submitted electronically by "Bagwell Holt Smith P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this Deed to be signed in its corporate names by its duly authorized officers and its seal to be hereunto affixed by authority of their Boards of Directors, the day and year first above written.

D.R. HORTON, INC.,
A Delaware corporation

By: _____
Charlotte Palmer, Assistant Secretary

NORTH CAROLINA

NEW HANOVER COUNTY

I, Ryan A. Prosis, a notary public, do hereby certify that Charlotte Palmer personally came before me this day and acknowledged that she is Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, and that she, as Assistant Secretary, being duly authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 12th day of September, 2023.

My commission expires: 11/3/2024

Ryan A. Prosis
Ryan A. Prosis, Notary Public

(Affix Notary Seal)

