

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
02/10/2025 01:14:04 PM NC Rev Stamp: \$420.00  
Book: 4271 Page: 1009 - 1010 (2) Fee: \$26.00  
Instrument Number: 2025002176

HARNETT COUNTY TAX ID#  
130610 0067 01

02-10-2025 BY MC

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$420.00

Parcel Identifier No. 130610 0067 01 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Currie Tee Howell, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: 0.835 ACRES, UPPER LITTLE RIVE

THIS DEED made this 7<sup>th</sup> day of February, 2025, by and between

GRANTOR

GRANTEE

DAVE BRAXTON CAMERON and wife,  
KIMBERLY CAMERON

RICHARD J. CARTER, married

8900 OLD US HWY 421  
BROADWAY, NC 27505

15 SUMMERVILLE COURT  
LILLINGTON, NC 27546

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 Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF THAT 0.835 ACRE (TOTAL) TRACT AS SHOWN ON "SURVEY FOR: BOONE TRAIL GRILL, LLC & LARRY A. WILSON", RECORDED IN MAP # 2008-385, HARNETT COUNTY REGISTRY.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

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:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2025 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

GRANTOR(S):

*Dave Braxton Cameron* (SEAL)

DAVE BRAXTON CAMERON

*Kimberly Cameron* (SEAL)

KIMBERLY CAMERON

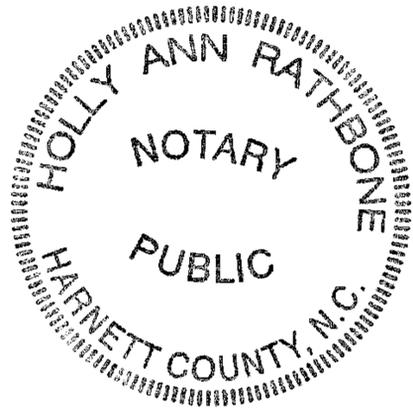
State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that DAVE BRAXTON CAMERON and wife, KIMBERLY CAMERON 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 7th day of February, 2025.

*Holly Ann Rathbone*  
Holly Ann Rathbone

Notary's Printed or Typed Name

My Commission Expires: 8/27/28



(Affix Seal)