

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Nov 16 02:47 PM NC Rev Stamp: \$ 1274.00
Book: 3896 Page: 881 - 883 Fee: \$ 26.00
Instrument Number: 2020021242

HARNETT COUNTY TAX ID #
021505 0139 01

11-16-2020 BY: CW

PREPARED BY: JOHN H. BRITTON, Esq.

RETURN TO: Professional Builders Supply, LLC, 10405 Chapel Hill Road, Morrisville, North Carolina 27560

TITLE NOT EXAMINED NOR CERTIFIED BY PREPARER

REVENUE: \$1,274.00

PARCEL ID #: 021505013901

PIN #: 1528-74-3440.000

NORTH CAROLINA

SPECIAL WARRANTY DEED

HARNETT COUNTY

THIS DEED, made this the 10th day of November, 2020, by and between SELECT BANK & TRUST COMPANY, 700 West Cumberland Street, Dunn, North Carolina 28334 hereinafter called Grantor, and PROFESSIONAL BUILDERS SUPPLY, LLC, a North Carolina limited liability company, 10405 Chapel Hill Road, Morrisville, North Carolina 27560, hereinafter called Grantee;

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 or parcels of land located at 4367 US Highway 301 N, Dunn, Harnett County, North Carolina 28334 and more particularly described as follows:

BEGINNING at a set rebar corner with Mrs. C.H. Miller located in the western right of way margin of U.S. Highway 301 (60' R/W), said corner being located 0.60 mile north of the intersection of U.S. Highway 301 and NCSR 1707 (60' R/W); thence the beginning point and continuing by leaving the western right of way margin of U.S. Highway 301 and as the northern line of Mrs. C.H. Miller, North 41 degrees 08 minutes 12 seconds West, 421.60 feet to a found iron pipe, corner with Mrs. Miller; thence continuing as a new line with the Vernon M. McLamb Estate (Lot No. 1 of the Monroe McLamb Division, Book 590, Page 129, Plat Book 18, Page 62), North 41 degrees 08 minutes 12 seconds West 285.07 feet to a new set rebar corner; thence another new line with the Vernon M. McLamb Estate (Lot No. 1), South 78 degrees 53 minutes 59 seconds East, 356.80 feet to a new set rebar corner with Lot No. 3 of the Mitchell McLamb Division, Book 589, Page 34; thence as a new line with Lot No. 3, North 48 degrees 44 minutes 37 seconds East, 332.79 feet to a new set rebar corner located in the southern line of the Stone property; thence as the southern line of the Stone property, South 35 degrees 17 minutes 06 seconds East, 420.31 feet to a set rebar corner located in the western right of way margin of U.S. Highway 301; thence as the western right of way margin of U.S. Highway 301, South 48 degrees 02 minutes 39 seconds West, 508.50 feet to the point of BEGINNING and containing 5.83 acres and being a portion of Lot No., 1 of the Monroe McLamb Division as recorded in Book 590, Page 129; and also a portion of Lot No. 3 of the Mitchell McLamb Division as recorded in Book 589, Page 34, both in Harnett County Registry. Reference is also made to Tract "C" in survey map recorded in Map Number 2008-395, Harnett County Registry.

Not the primary address of the grantor

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3755, Page 437, Harnett County Registry, North Carolina.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

SUBJECT to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and sealed the day and year first above written.

SELECT BANK & TRUST COMPANY

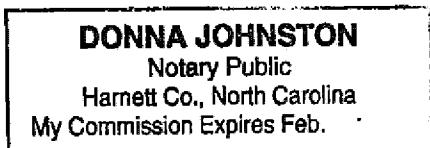
By: Peggy K Coleman
Name: Peggy K Coleman
Title: AVP

STATE OF NORTH CAROLINA

COUNTY OF Harnett

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Peggy K Coleman (name of principal).

WITNESS my hand and official stamp or seal, this 10th day of November, 2020.



Donna Johnston
NOTARY PUBLIC, Donna Johnston
Type or Print Name

MY COMMISSION EXPIRES: 2/6/2024

EXHIBIT A

BEGINNING at a set rebar corner with Mrs. C.H. Miller located in the western right of way margin of U.S. Highway 301 (60' R/W), said corner being located 0.60 mile north of the intersection of U.S. Highway 301 and NCSR 1707 (60' R/W); thence the beginning point and continuing by leaving the western right of way margin of U.S. Highway 301 and as the northern line of Mrs. C.H. Miller, North 41 degrees 08 minutes 12 seconds West, 421.60 feet to a found iron pipe, corner with Mrs. Miller; thence continuing as a new line with the Vernon M. McLamb Estate (Lot No. 1 of the Monroe McLamb Division, Book 590, Page 129, Plat Book 18, Page 62), North 41 degrees 08 minutes 12 seconds West 285.07 feet to a new set rebar corner; thence another new line with the Vernon M. McLamb Estate (Lot No. 1), South 78 degrees 53 minutes 59 seconds East, 356.80 feet to a new set rebar corner with Lot No. 3 of the Mitchell McLamb Division, Book 589, Page 34; thence as a new line with Lot No. 3, North 48 degrees 44 minutes 37 seconds East, 332.79 feet to a new set rebar corner located in the southern line of the Stone property; thence as the southern line of the Stone property, South 35 degrees 17 minutes 06 seconds East, 420.31 feet to a set rebar corner located in the western right of way margin of U.S. Highway 301; thence as the western right of way margin of U.S. Highway 301, South 48 degrees 02 minutes 39 seconds West, 508.50 feet to the point of BEGINNING and containing 5.83 acres and being a portion of Lot No., 1 of the Monroe McLamb Division as recorded in Book 590, Page 129; and also a portion of Lot No. 3 of the Mitchell McLamb Division as recorded in Book 589, Page 34, both in Harnett County Registry. Reference is also made to Tract "C" in survey map recorded in Map Number 2008-395, Harnett County Registry.