

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2022 Jan 04 02:33 PM NC Rev Stamp: \$ 1040.00  
Book: 4097 Page: 583 - 584 Fee: \$ 26.00  
Instrument Number: 2022000185

HARNETT COUNTY TAX ID #  
1106511 0023 05  
110651 0023 06 & etc

01-04-2022 BY: SB

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,040.00 NO TITLE SEARCH NOR TAX ADVICE GIVEN

Parcel Identifier No. 110651 0023 05; 110651 0023 06; 0651 0023 07; 110651 0023 08; 110651 0023 09;  
110651 0023 10; 110651 0023 11 and 110651 0023 12

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: Lots 6-13, Walker Grove Subdivision

THIS DEED made this \_\_\_\_\_ day of December, 2021, by and between

GRANTOR

GRANTEE

KDP Development, LLC, a North Carolina  
limited liability company

True Homes, LLC, a Delaware  
limited liability company

1187 N. Raleigh Street  
Angier, NC 27501

2649 Brekonridge Centre Drive  
Monroe, NC 28110

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 Neill's Creek Township, Harnett County, North Carolina and  
more particularly described as follows:

BEING all of Lots 6-13, as shown on map entitled "Subdivision Map For Walker Grove", as recorded in Plat  
Book 2021, Pages 247-248, Harnett County Registry.

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

NC Bar Association Form No. 3 © Revised 7/2013  
Printed by Agreement with the NC Bar Association  
North Carolina Bar Association – NC Bar Form No. 3  
North Carolina Association of Realtors, Inc. – Standard Form 3

Submitted electronically by "Hankin & Pack, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 2021 Harnett County ad valorem taxes on said tract of land which the Grantor(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):

KDP Development, LLC, a North Carolina limited liability company

By: *Philip R. Stephenson* (SEAL)  
Philip R. Stephenson, Member/Manager

State of NC - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Philip R. Stephenson personally came before me this day and acknowledged that he is the Member/Manager of KDP Development, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 30 day of December, 2021

*Holly Ann Rathbone*  
Holly Ann Rathbone  
Notary's Printed or Typed Name  
My Commission Expires: 8/27/23

(Affix Seal)

