

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/16/2025 02:04:40 PM NC Rev Stamp: \$696.00
Book: 4294 Page: 2849 - 2850 (2) Fee: \$26.00
Instrument Number: 2025013178

HARNETT COUNTY TAX ID#
13063001 0096 48

07-16-2025 BY LA

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 696.00

Parcel Identifier No. 13063001 0096 48 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

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

Brief description for the Index: Lot 32, Duncan's Creek Subdivision, Phase 2

THIS DEED made this 16th day of July, 2025, by and between

GRANTOR	GRANTEE
New Home Inc. LLC, a North Carolina limited liability company 1611 Jones Franklin Road, Ste 101 Raleigh, NC 27606	The Kelsey Living Trust dated October 4, 1999 and restated in full on June 22, 2022 545 Beacon Hill Road 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 or parcel of land situated in Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 32, Duncan's Creek, Phase 2, as shown on the plat recorded in Map # 2025, Pages 40-43, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4272, Page 2758.

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

A map showing the above described property is recorded in Map # 2025, Pages 40-43.

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. 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 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, other than the following exceptions:

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

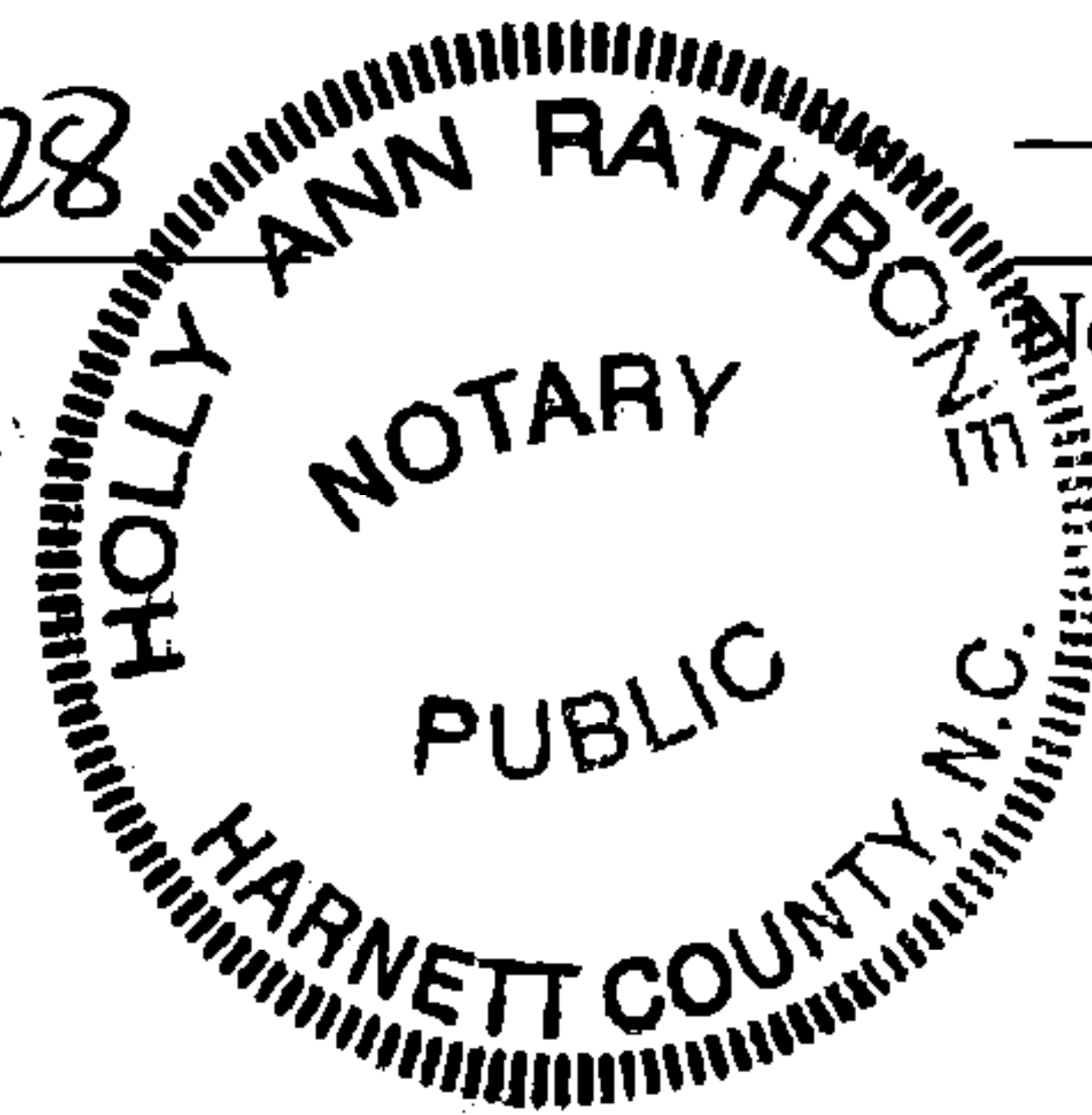
GRANTOR:

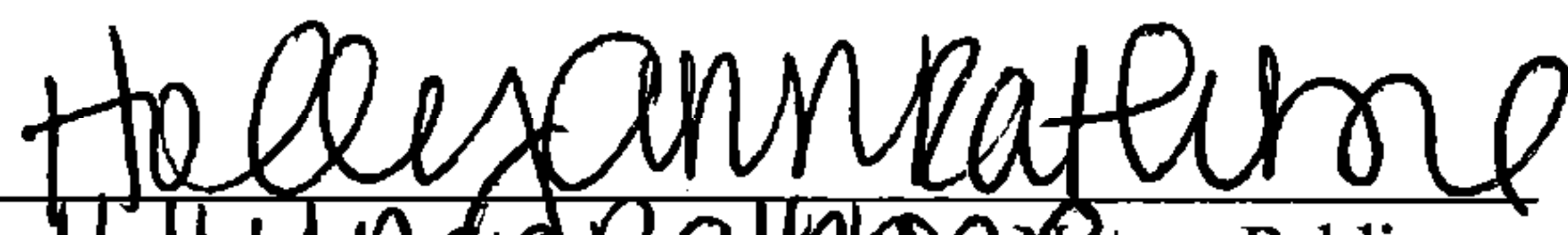
New Home Inc. LLC,
a North Carolina limited liability company

By:  (SEAL)
 Matthew Riley, 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 Matthew Riley personally came before me this day and acknowledged that he is the Member-Manager of New Home Inc. 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 16 day of July, 2025.

My Commission Expires: 8/27/28
 (Affix Seal)




 Notary Public
 Notary's Printed or Typed Name