

For Registration Matthew S. Willis  
 Register of Deeds  
 Harnett County, NC  
 Electronically Recorded  
 2021 Sep 30 02:46 PM NC Rev Stamp: \$ 1300.00  
 Book: 4053 Page: 488 - 490 Fee: \$ 26.00  
 Instrument Number: 2021023050

HARNETT COUNTY TAX ID #  
 050633 0026  
 050633 0026 16  
 050633 0026 21  
 050633 0026 22  
 050633 0026 26 etc.  
 09-30-2021 BY: ED

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$1,300.00
Parcel ID:	See Exhibit A
Mail/Box to:	GRANTEE
Prepared by:	Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526 <i>Without title exam, closing or tax advice. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.</i>
Brief description for the Index:	Lots 1, 16, 21, 22, 25, 26, 34, 60, 68 & 69 Prince Place

THIS GENERAL WARRANTY DEED ("Deed") is made on the 30 day of September 2021, by and between:

GRANTOR	GRANTEE
PRINCE PLACE, LLC A North Carolina limited liability company 126 Brandon Drive Lillington, NC 27546	MFT DH 1 LLC A Georgia limited liability company 1954 Airport Rd., Suite 208 Atlanta, GA 30341

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of \_\_\_\_\_, HECTOR'S CREEK Township, HARNETT County, North Carolina and more particularly described as follows (the "Property"):

**SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3808 page 311 and Book 3989 page 714.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Map Number 2021 pages 372 & 373.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. All utility easements and other matters of record that do not materially interfere with the construction of a single family residence on each lot.
2. The lien for Year 2021 ad valorem taxes and all subsequent years.
3. Those restrictive covenants recorded in Book 4051 page 508 in the Harnett County Registry including any and all amendments, supplements and modifications thereto;
4. All matters as shown in Map Number 2021, pages 372 & 373, recorded in the Harnett County Registry.
5. All zoning and land use ordinances affecting the property conveyed herein.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

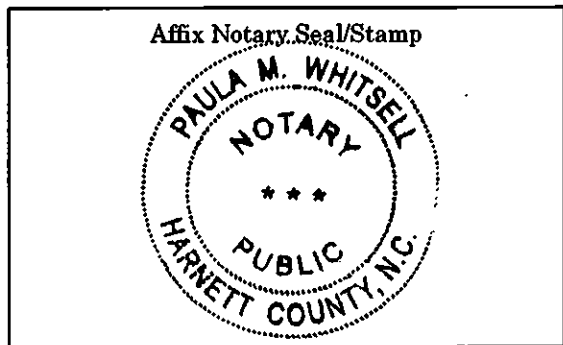
PRINCE PLACE, LLC

By: *R. Hugh Surles*  
 Name: R. HUGH SURLES  
 Title: MEMBER/MANAGER

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

STATE OF NORTH CAROLINA  
WAKE COUNTY

I *Paula M. Whitsett*, the undersigned Notary Public, do hereby certify that the following person(s) personally appeared before me on the 29 day of SEPTEMBER 2021 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any):  
R. HUGH SURLES, Member/Manager of Prince Place, LLC.



*Paula M. Whitsett*  
 Notary Public (Official Signature)  
 My commission expires: 13 Aug 23

**EXHIBIT A**

**BEING all of Lots 1, 16, 21, 22, 25, 26, 34, 60, 68 & 69 PRINCE PLACE, PHASE 1, as shown in Map Number 2021, pages 372 – 373, Harnett County Registry, reference to which is hereby made for greater certainty of description.**

**County Tax ID#:**

**Lot 1: 050633 0026**  
**Lot 16: 050633 0026 16**  
**Lot 21: 050633 0026 21**  
**Lot 22: 050633 0026 22**  
**Lot 25: 050633 0026 25**  
**Lot 26: 050633 0026 26**  
**Lot 34: 050633 0026 34**  
**Lot 60: 050633 0026 60**  
**Lot 68: 050633 0026 45**  
**Lot 69: 050633 0026 46**