

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Mar 07 08:12 AM NC Rev Stamp: \$ 247.00
Book: 4123 Page: 377 - 380 Fee: \$ 26.00
Instrument Number: 2022004813

HARNETT COUNTY TAX ID #
0/0 130630 0096 02

03-04-2022 BY: TSH

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$247.00 Parcel Identifier No. OUT OF 130630 0096 02

Mail after recording to Grantee

This instrument was prepared by Gwynn, Edwards & Getter, PA

Brief description for the Index Future Lot 1-5 area - Duncan's Creek

THIS DEED made this 24th day of February, 2022 by and between

GRANTOR

DUNCAN'S CREEK INVESTORS, LLC
which changed its name from Duncan's Creek
Developers, LLC (See attached amendment of
Articles of Organization)

1611 Jones Franklin Road, Suite 101
Raleigh, NC 27606

GRANTEE

DUNCAN'S CREEK DEVELOPMENT
Group, LLC

1611 Jones Franklin Road, Suite 101
Raleigh, NC 27606

Enter in appropriate block for each party: name, 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 the City of _____, Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

submitted electronically by "Gwynn, Edwards & Getter, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4096, Page 55, Harnett County Registry.

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:

Easements, restrictions of record and ad valorem taxes for the year 2022 and years thereafter.

The property does not include the primary residence of the grantor. NCGS §105-317.2.

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

DUNCAN'S CREEK INVESTORS, LLC

By:  _____
Manager

NORTH CAROLINA - HARNETT COUNTY

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Richard L. Van Tassel II personally came before me this day and acknowledged that he is the Manager of Duncan's Creek Investors, LLC, a North Carolina limited liability company and that by authority duly given and as the act of the limited liability company, 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 24th day of February, 2022.

My Commission Expires: _____

(Notary Seal/Stamp)

JAMES H. PARDUE
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 2-9-2027.

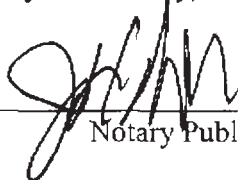
 _____
Notary Public

Exhibit A

BEGINNING at a concrete monument in the western boundary of the 214.80 acre Woltz Property as shown on Map Book 2006, Page 1026, Harnett County Registry;

Thence North 03 degrees 42 minutes 47 seconds West 2.77 feet to the southern right of way of Old U.S. 421;

Thence along the southern right of way the following four courses and distances:

South 84 degrees 39 minutes 10 seconds East 277.56 feet to a point;

Thence South 84 degrees 42 minutes 29 seconds East 319.26 feet to a point;

Thence South 84 degrees 42 minutes 08 seconds East 306.36 feet to a point;

Thence South 84 degrees 39 minutes 55 seconds East 275.46 feet to the northeastern corner of subject property;

Thence along a new line the following six courses and distances:

South 02 degrees 11 minutes 27 seconds West 189.95 feet to the southeastern corner of subject property;

Thence North 86 degrees 44 minutes 04 seconds West 286.14 feet to a point;

Thence North 87 degrees 49 minutes 27 seconds West 275.41 feet to a point;

Thence South 59 degrees 55 minutes 06 seconds West 233.19 feet to a point;

Thence North 63 degrees 09 seconds 05 seconds West 204.20 feet to a point;

Thence North 76 degrees 58 minutes 55 seconds West 210.76 feet to a point in the Pamela S. Brown eastern boundary line;

Thence along the eastern boundary line North 03 degrees 41 minutes 35 seconds West 247.21 feet to the POINT AND PLACE OF BEGINNING.

And being all of the future Lot 1-5 area containing 284,180 square feet, more or less, as shown on a survey of Duncan's Creek prepared by Enock Engineers, P.A. [Jason E. Godwin, Land Surveyor] dated December 9, 2021.

[EE Project: 5096 Sheets S-1 to S3]

SOSID: 2317638
Date Filed: 1/18/2022 9:52:00 AM
Elaine F. Marshall
North Carolina Secretary of State
C2022 012 00438

State of North Carolina
Department of the Secretary of State

Limited Liability Company
AMENDMENT OF ARTICLES OF ORGANIZATION

Pursuant to §57D-2-22 of the General Statutes of North Carolina, the undersigned limited liability company hereby submits the following Articles of Amendment for the purpose of amending its Articles of Organization.

1. The name of the limited liability company is: Duncan's Creek Developers, LLC

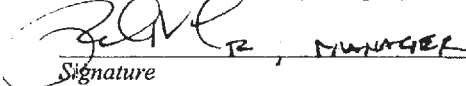
2. The text of each amendment adopted is as follows (attach additional pages if necessary):
Article 1. is hereby amended to read: "The name of the limited liability company is: "Duncan's Creek Investors, LLC."

3. (Check either a or b, whichever is applicable)
A. The amendment(s) was (were) duly adopted by the majority vote of the organizers of the limited liability company prior to the identification of initial members of the limited liability company.
B. The amendment(s) was (were) duly adopted by the unanimous vote of the members of the limited liability company or was (were) adopted as otherwise provided in the limited liability company's Articles of Organization or a written operating agreement.

4. These articles will be effective upon filing, unless a date and/or time is specified: _____

This the 11 day of January, 2022.

Duncan's Creek Developers, LLC
Name of Limited Liability Company


Signature

Richard L Van Tassel, II, Company Official
Type or Print Name and Title

NOTES:

1. Filing fee is \$50. This document must be filed with the Secretary of State.