

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/14/2022 12:02:33 PM NC Rev Stamp: \$980.00
Book: 4158 Page: 2469 - 2471 (3) Fee: \$26.00
Instrument Number: 2022105009

HARNETT COUNTY TAX ID #
100539 0004 01 & OTHERS

07-14-2022 BY: TC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 980.00 NO TITLE SEARCH NOR TAX ADVICE GIVEN

Parcel Identifier No. 100539 0004 01; 100539 0004 03; 100539 0004 04; 100539 0004 72; 100539 0004 73; 100539 0004 74 and 100539 0004 75; 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 1, 3, 4, 72, 73, 74 and 75, Duncan's Crossing Subdivision

THIS DEED made this 12th day of July, 2022, by and between

GRANTOR

GRANTEE

BS Land, LLC, a North Carolina
limited liability company

SDH Raleigh LLC, a Georgia
limited liability company

466 Stancil Road
Angier, NC 27501

2520 Reliance Avenue
Apex, NC 27539

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 Lots 1, 3, 4, 72, 73, 74, and 75, as shown on a plat entitled "Duncan's Crossing Subdivision," prepared by 4D Site Solutions, and recorded in Book 2022, Pages 293-297, Harnett County Registry, as corrected in Book 2022, Pages 318-322, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4081, Page 944.

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

A map showing the above described property is recorded in Map # 2022-318 through 322.

Submitted electronically by "Nexsen Pruet, LLC"
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.

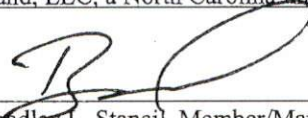
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

See attached Exhibit B for Permitted Exceptions

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

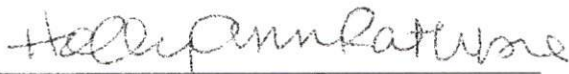
GRANTOR:

BS Land, LLC, a North Carolina limited liability company

By:  (SEAL)
Bradley L. Stancil, Member/Manager

State of North Carolina - County or City of Harnett
I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Bradley L. Stancil personally came before me this day and acknowledged that he is the Member/Manager of BS Land, 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 12 day of July, 2022.

My Commission Expires: 8/27/23
(Affix Seal)


Holly Ann Rathbone Notary Public
Notary's Printed or Typed Name

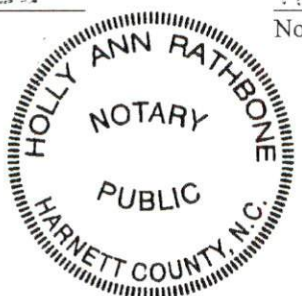


EXHIBIT B
Exceptions

Taxes for the year 2022, and subsequent years, not yet due and payable.

Subject to matters as shown on recorded map in Plat Book 5 at Page 42, Harnett County Registry.

Subject to all matters as shown on recorded map in Plat Book 2022 at Pages 293-297, Harnett County Registry; as corrected in Book 2022, Pages 318-322, Harnett County Registry.

Rights of others thereto entitled in and to the continued uninterrupted flow of creek, located on the Land.

Easements to Carolina Power & Light Company recorded in Book 303 at Page 31, Book 379 at Page 406, Book 475 at Page 296 and Book 627 at Page 753, Harnett County Registry.

Rural Line Permit to Carolina Telephone and Telegraph Company recorded in Book 369 at Page 64, Harnett County Registry.

Right of Way Agreement with Department of Transportation recorded in Book 735 at Page 453, Harnett County Registry.

Easement to Duke Energy Progress, LLC recorded in Book 3582 at Page 920, Harnett County Registry.

Easement to Duke Energy Progress, LLC recorded in Book 4101 at Page 125, Harnett County Registry.

Declaration of Covenants, Restrictions and Easements recorded in Book 4158, Page 2361, Harnett County Registry.