Matthew S. Willis Register of Deeds Harnett County, NC **Electronically Recorded**

07/14/2022 12:02:33 PM

Instrument Number: 2022105009

NC Rev Stamp: \$980.00

Book: 4158 Page: 2469 - 2471 (3) Fee: \$26.00

HARNETT COUNTY TAX ID #

100539 0004 01 & OTHERS

07-14-2022 BY: TC

NORTH CAROLINA SPECIAL WARRANTY DEED

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 12+ day of July, 2022, by and between
GRANTOR GRANTEE
BS Land, LLC, a North Carolina SDH Raleigh LLC, a Georgia limited liability company 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 $\underline{\hspace{1cm}}$ includes or \underline{X} 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.

BK 4158 PG 2470

DOC# 2022105009

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 Caroling - County or City of Harnett
I, the undersigned Notary Public of the County or City of the County of 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 day of 2022.
Hollyne Hattyne
My Commission Expires: 8127123 Holly Ann Rathbore Notary Public
(Affix Seal) Notary's Printed or Typed Name
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William Coolings

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.