

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
09/15/2022 04:15:50 PM
Book: 4167 Page: 158 - 160 (3)
Instrument Number: 2022109583

NC Rev Stamp: \$1,393.00
Fee: \$26.00

HARNETT COUNTY TAX ID #
080655 0032 83 & OTHERS

09-15-2022 BY: TC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,393.00

Parcel ID: OUT OF 080655 0032

This instrument was prepared without benefit of title search by: Nexsen Pruet PLLC, 4141 Parklake Ave, Suite 200, Raleigh, NC 27612

Mail after recording to: GRANTEE

Brief description for the
Index:

Lots 113, 114, 115, 116, 118, 121, 122, Serenity Subdivision, Harnett County, North Carolina

THIS DEED is made this 15th day of September, 2022, by and between:

GRANTOR

Greenfield – Serenity, LLC
a North Carolina limited liability company
8601 Six Forks Road, Suite 270
Raleigh, NC 27615

GRANTEE

ICG Homes, LLC
a North Carolina limited liability company
4020 Wake Forest Rd., Ste 306
Raleigh, NC 27609

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 Hector's Creek Township, Harnett County, North Carolina and more particularly described as follows:

See attached Exhibit "A".

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3632, Page 993; Book 3694, Page 946; Book 3695, Page 584; Book 3697, Page 874; Book 3697, Page 892; Book 3709, Page 467; Book 3709, Page 499; Book 3711, Page 808; and Book 3777, Page 896, Harnett County Registry.

NPRAL1:2072901.1

submitted electronically by "Moore & Alphin, PLLC"
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, except for exceptions stated herein. Title to the aforescribed parcels is conveyed subject to the following:

- 1. Ad valorem taxes for 2023 and subsequent years.
- 2. Easements, covenants, conditions, restrictions, and other matters of record affecting the property.


Pursuant to N.C.G.S. § 105-317.2, the Grantor states as follows: the Property conveyed herein does not include the primary residence of the Grantor. Grantor's address is provided herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized manager the day and year first above written.

GRANTOR:

Greenfield – Serenity, LLC,
a North Carolina limited liability company

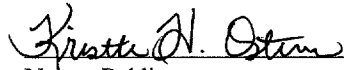
BY: Greenfield Communities MM, Inc.
a North Carolina corporation
Its Manager

BY: 
Yang Song, President

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Yang Song, President of Greenfield Communities MM, Inc., which is Manager of Greenfield – Serenity, LLC.

Witness my hand and official seal, this the 14TH day of September, 2022.
(Official Seal)


Notary Public
My commission expires: June 17, 2023

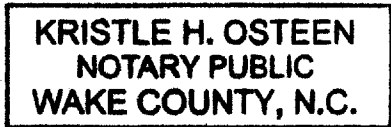


Exhibit "A"**Legal Description**

Being in Hector's Creek Township, in Harnett County, in the state of North Carolina more particularly described as follows:

BEING all of **Lots 113, 114, 115, 116, 118, 121, 122**, as shown on a plat entitled "Serenity Phase 1 (Lots greater than 9,000 S.F.) LOTS 1-24, 38-42, 47-62, 70-73, 83-94, 107-124, Remaining Lot 1 and Pump Station Lot," prepared by Withers Ravenel, sealed on August 1, 2022, and recorded in Plat Book 2022, Pages 434 through 448, Harnett County Registry.