

Excise Tax: \$2284.00

Parcel Identification No.: Out of 0652-64-0308

Prepared by: James Andrew Saputo, Jr.
After Recording Return to: Grantee

Brief Description for Index: Tract 1, Plat Book 2020, Page 14

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 22 day of January, 2020, by and between

GRANTOR:

HARNETT CENTRAL HOLDINGS, LLC,
a North Carolina limited liability company
10305 Penny Road
Raleigh, North Carolina 27606

and

GRANTEE:

MATTAMY HOMES LLC
a North Carolina limited liability company
1210 Trinity Road
Suite 102
Cary, North Carolina 27513

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 and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in the Harnett County, North Carolina and more particularly described as follows ("Property"):

[SEE ATTACHED EXHIBIT A]

The Property was acquired by Grantor by instrument recorded in Book 3734, Page 952, Harnett County Registry.

A map showing the Property above described in recorded in Plat Book 2020, Page 14, Harnett County Registry.

TO HAVE AND TO HOLD the Property 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 that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated:

1. All easements encumbrances, rights-of-way and restrictions of record.
2. Lien of ad valorem taxes for the year 2020.

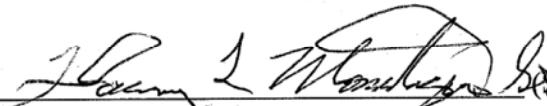
The Property described herein (please initial one):

 Does include the primary residence of any Grantor.
 X Does not include the primary residence of any Grantor.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

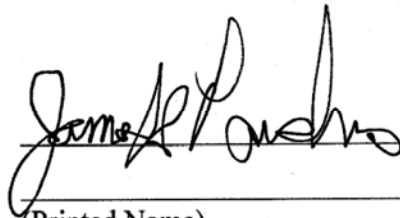
HARNETT CENTRAL HOLDINGS, LLC

By:  (Seal)
Harvey L. Montague, Sr., Manager

State of North Carolina, Wake County

I certify that the following person(s) personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated: Harvey L. Montague, Sr.

Date: 1-22-2020

, Notary Public
(Printed Name)
My commission expires: _____

(Seal)

JAMES H. PARDUE
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 2-9-2022.

EXHIBIT A

Legal Description

BEING ALL of that certain tract of land identified as Tract 1 as shown on plat entitled "Recombination and Subdivision Plat of Property of Harnett Central Holdings, LLC for Mattamy Homes, LLC recorded in Plat Book 2020, Page 14, Harnett County Registry, which plat is referenced for a more particular description.