

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
09/01/2022 01:48:54 PM NC Rev Stamp: \$480.00
Book: 4165 Page: 651 - 654 (4) Fee: \$26.00
Instrument Number: 2022108577

HARNETT COUNTY TAX ID #
139692 0014 92 & OTHERS

09-01-2022 BY: TC

Prepared by M. Andrew Lucas—mail to Grantee
NO TITLE SEARCH PERFORMED—NO TAX ADVICE
DEED PREPARATION ONLY AT REQUEST OF GRANTOR
NO SETTLEMENT SERVICES PROVIDED
STAMPS \$ 480

STATE OF NORTH CAROLINA) **GENERAL WARRANTY DEED**
COUNTY OF HARNETT)
PIN# 9692-70-1192, 9691-79-1949, 9692-70-2222, 9691-79-0296

THIS DEED, made this 30th day of August, 2022, by and between
HARRINGTON PROPERTIES OF NC, LLC, a North Carolina limited liability company,
2659 San Lee Drive, Sanford, NC 27330, hereinafter called "GRANTOR" to **HHHUNT HOMES**
RALEIGH-DURHAM, LLC, a North Carolina limited liability company, 11237 Nuchols
Road, Glen Allen, VA 23059, hereinafter called "GRANTEE";

W I T N E S S E T H, that the Grantor, in consideration of valuable considerations
provided by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and
by these presents does bargain, sell and convey unto the Grantee, all of Grantor's fee simple
interest in that certain lot or parcel of land situated in the Upper Little River Township, Harnett
County, North Carolina, more particularly described as follows:

**BEING all of Lots 2, 3, 4, and 5 as shown on plat titled "Minor Subdivision Plat for
Pinedarosa 1" prepared by Lambert Surveying Inc., W. Royce Lambert, Jr., PLS, and
recorded in Book 2020, Page 109 in the Register of Deeds of Harnett County, North
Carolina.**

The above property was conveyed to the Grantor by deed recorded in Book 4154, page
1320, Lee County Registry.

This is not the primary residence of the Grantor.

Submitted electronically by "Chicago Title Company, 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 tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple. Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for the year 2022 and subsequent years;
2. General Permit to Heins Telephone Company recorded in Book 971, page 615.
(As to Lot 5);
3. Easement(s) to South River Electric Membership Corporation recorded in Book 679, page 164;
4. Right-of-Way Easement to Central Electric Membership Corporation recorded in Book 90, page 15;
5. Right of Way Agreement to the State Highway Commission recorded in Book 521, page 19;
6. Right of Way Agreement to the State Highway Commission recorded in Book 521, page 38 (As to Lot 5);
7. Right of Way Agreements to the Department of Transportation recorded in Book 1090, page 533; Book 1090, page 534; Book 1090, page 535; Book 1090, page 536; and Book 1090, page 537; and
8. Electric Line Right-of-Way Easement to Central Electric Membership Corporation recorded in Book 2004, page 601.

The remainder of this page is intentionally left blank, see the signature page attached.

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

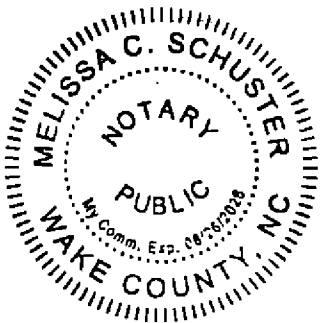
**HARRINGTON PROPERTIES OF NC, LLC, a
North Carolina limited liability company**

Brandon Harrington (SEAL)
By: Brandon Harrington, member/manager

STATE OF NORTH CAROLINA
COUNTY OF LEE

I, *Melissa C. Schuster*, the undersigned Notary Public of the county and state aforesaid, certify that Brandon Harrington personally came before me this day and acknowledged that he is a member/manager of Harrington Properties of NC, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, they signed the forgoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this *30th* day of *August*, 2022.



Melissa C. Schuster
Notary Public

My Commission Expires: *8/26/2028*

EXHIBIT A

Property Subject to the below:

1. General Permit to Heins Telephone Company recorded in Book 971, page 615. (As to Lot 5)
2. Easement(s) to South River Electric Membership Corporation recorded in Book 679, page 164.
3. Right-of-Way Easement to Central Electric Membership Corporation recorded in Book 90, page 15.
4. Right of Way Agreement to the State Highway Commission recorded in Book 521, page 19.
5. Right of Way Agreement to the State Highway Commission recorded in Book 521, page 38. (As to Lot 5)
6. Right of Way Agreements to the Department of Transportation recorded in Book 1090, page 533; Book 1090, page 534; Book 1090, page 535; Book 1090, page 536; and Book 1090, page 537.
7. Electric Line Right-of-Way Easement to Central Electric Membership Corporation recorded in Book 2004, page