

Matthew S. Willis Register of Deeds
 Harnett County, NC
 Electronically Recorded
 06/16/2023 04:00:06 PM NC Rev Stamp: \$3,040.00
 Book: 4196 Page: 2144 - 2146 (3) Fee: \$26.00
 Instrument Number: 2023009751

HARNETT COUNTY TAX ID #
 050633 0104 02 & 15 OTHERS

06-16-2023 BY: SM

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$3,040.00
Parcel ID:	050633 0104 02; 050633 0104 03; 050633 0104 08; 050633 0104 09; 050633 0104 11; 050633 0104 12; 050633 0104 13; 050633 0104 14; 050633 0104 15; 050633 0104 16; 050633 0104 18; 050633 0104 19; 050633 0104 20; 050633 0104 21; 050633 0104 22; & 050633 0104 23
Mail/Box to:	GRANTEE
Prepared by:	Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526 <i>Without title exam, closing or tax advice. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.</i>
Brief description for the Index:	Prince Place Phase 2, Map No. 2023 Page 240

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 16th day of June 2023, by and between:

GRANTOR	GRANTEE
KIPLING PROPERTIES, LLC A North Carolina limited liability company 8615 Mt. Pleasant Church Rd. Willow Spring, NC 27592	DFC VILLAGE AT TOWNE LAKE, LLC A Florida limited liability company 1300 Sawgrass Village Circle, Bldg. 5, Suite 2 Ponte Vedra Beach, FL 32082

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, HECTOR'S CREEK Township, HARNETT County, North Carolina and more particularly described as follows (the "Property"):

BEING all of those parcels or lots identified as 37, 38, 43, 44, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57 and 58 shown on that plat entitled "PRINCE PLACE – PHASE 2", recorded at Map Number 2023, pages 240 & 241, Harnett County Registry, reference to which is hereby made for greater certainty of description.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3965 page 440.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 2023 page 240 & 241.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

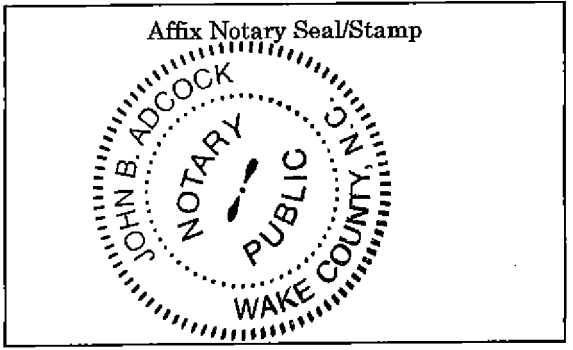
See Exhibit A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

KIPLING PROPERTIES, LLC
By: [Signature]
Name: HUGH SURLES
Title: MANAGING MEMBER

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, John B. Adcock, the undersigned Notary of the above state and county, certify that the following person(s) personally appeared before me on the 15th day of June 2023, each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): HUGH SURLES.



[Signature]
Notary Public (Official Signature)
My commission expires: January 25, 2026

EXHIBIT A
EXCEPTIONS

1. Taxes for year 2023, and subsequent years, not yet due and payable
2. All matters shown on the following plats recorded in the Harnett County Registry:

Map Number 2023, Pages 240-241;
Map Number 2009, Page 631;
Map Number 2020, Page 341;
Map Number 2010, Page 584;
3. Easement to Duke Energy Progress, LLC recorded at Book 4173, Page 588.
4. Declaration of Covenants, Conditions and Restrictions, Prince Place Subdivision recorded at Book 4051, Page 141; as amended by that Amendment to Declaration of Covenants, Conditions and Restrictions, Prince Place Subdivision recorded at Book 4122, Page 141; and as amended by that Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions Prince Place Subdivision recorded at Book 4196, Page 2131 in the Harnett County Registry.
5. Zoning ordinances and land use regulations affecting the property.
6. Right-of-way to NCDOT recorded at Book 2084, Page 337, Harnett County Registry.