

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

HARNETT COUNTY TAX ID #  
130529 0019 02 & others

02/22/2023 02:59:06 PM NC Rev Stamp: \$13,439.00  
Book: 4183 Page: 652 - 657 (6) Fee: \$26.00  
Instrument Number: 2023002656

02-22-2023 BY: TC

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$13,439.00

NO TITLE SEARCH NOR TAX ADVICE GIVEN

Parcel Identifier No. See Exhibit C Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Currie Tee Howell, Attorney; Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: Lots 1 through 89, inclusive, Wellers Knoll Subdivision

THIS DEED made this 22 day of February, 2023, by and between

GRANTOR

GRANTEE

Weller Developers, LLC, a North  
Carolina limited liability company

10305 Penny Road  
Raleigh, NC 27606

BC Wellers Knoll, LLC, a  
North Carolina limited liability company

336 James Record Road  
Huntsville, AL 35824

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:

**See attached Exhibit A**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4090, Page 433.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or  does not include the primary residence of the Grantor.

A map showing the above described property is recorded in Plat Book 2023, Pages 59-62.

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:

Weller Developers, LLC, a North Carolina limited liability company

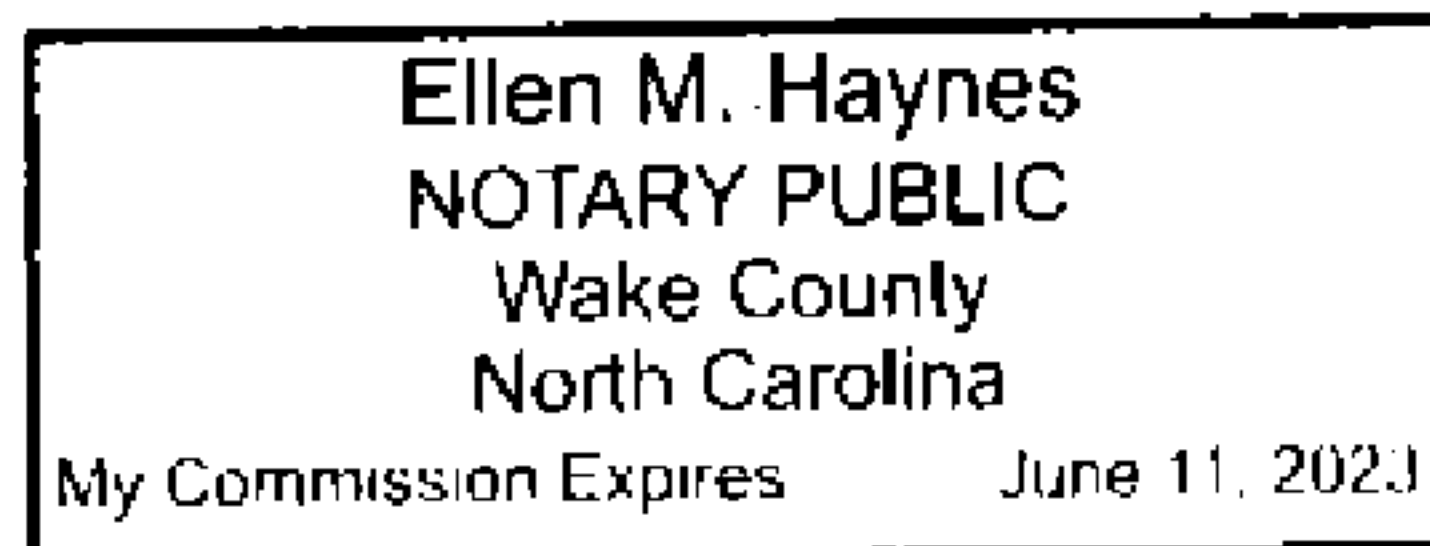
By: [Signature] (SEAL)  
Harvey L. Montague, III, Manager

State of NC - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake County and State aforesaid, certify that Harvey L. Montague, III personally came before me this day and acknowledged that he is the Manager of Weller Developers, 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 14 day of February, 2023.

My Commission Expires: June 11, 2023  
(Affix Seal)

[Signature]  
Ellen M. Haynes Notary Public  
Notary's Printed or Typed Name



**EXHIBIT A**

All that certain lot or parcel of land situated in Harnett County, North Carolina and more particularly described as follows:

BEING all of Lots 1 through 89, inclusive, Wellers Knoll Subdivision, as shown on that plat entitled "Owned, Surveyed, and Mapped for: Weller Developments, LLC" recorded in Plat Book 2023, Pages 59-62, Harnett County Registry, to which reference is made for a more particular description.

**EXHIBIT B**

1. Taxes for the year 2023, and subsequent years, not yet due and payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by that lot combination plat(s) recorded in Plat Book 2023, Pages 59-62 and in Plat Book 2022, Page 243, of record in the Harnett County, North Carolina Registry.
3. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
4. Easement(s) to CP&L recorded in Book 293, Page 278 and Book 293, Page 332, Harnett County Registry.
5. Easement to Duke Energy Process, LLC recorded in Book 4177, Page 1566, Harnett County Registry.
6. Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Wellers Knoll recorded in Book 4183, Page 532, Harnett County Registry.

Exhibit C

<b>Lot Number</b>	<b>PIN</b>
Lot 1	0529-79-8090
Lot 2	0529-78-9910
Lot 3	0529-78-9840
Lot 4	0529-78-9790
Lot 5	0529-78-9534
Lot 6	0529-78-6249
Lot 7	0529-78-6531
Lot 8	0529-78-6624
Lot 9	0529-78-5783
Lot 10	0529-78-5842
Lot 11	0529-89-5155
Lot 12	0529-89-4154
Lot 13	0529-89-3143
Lot 14	0529-89-2009
Lot 15	0529-88-1869
Lot 16	0529-88-2743
Lot 17	0529-88-4801
Lot 18	0529-88-5814
Lot 19	0529-88-6824
Lot 20	0529-88-7692
Lot 21	0529-88-6681
Lot 22	0529-88-5680
Lot 23	0529-88-4588
Lot 24	0529-88-3586
Lot 25	0529-88-2581
Lot 26	0529-88-1495
Lot 27	0529-88-1400
Lot 28	0529-88-0314
Lot 29	0529-78-9225
Lot 30	0529-78-8175
Lot 31	0529-78-8043
Lot 32	0529-77-7976
Lot 33	0529-77-9609
Lot 34	0529-87-0707
Lot 35	0529-87-0876
Lot 36	0529-87-1937
Lot 37	0529-88-1098
Lot 38	0529-88-2176
Lot 39	0529-88-3260
Lot 40	0529-88-5218
Lot 41	0529-88-6320
Lot 42	0529-88-7331
Lot 43	0529-88-8334
Lot 44	0529-88-9339
Lot 45	0529-88-9139
Lot 46	0529-88-9059
Lot 47	0529-87-9979
Lot 48	0529-87-9899
Lot 49	0529-97-0717
Lot 50	0529-87-8676
Lot 51	0529-87-7753
Lot 52	0529-87-6735
Lot 53	0529-87-7921
Lot 54	0529-88-7003

Lot 55	0529-88-6162
Lot 56	0529-88-3092
Lot 57	0529-87-3992
Lot 58	0529-87-3882
Lot 59	0529-87-3742
Lot 60	0529-87-2694
Lot 61	0529-87-2526
Lot 62	0529-87-1531
Lot 63	0529-87-0418
Lot 64	0529-87-0284
Lot 65	0529-87-2158
Lot 66	0529-87-3288
Lot 67	0529-87-4373
Lot 68	0529-87-5437
Lot 69	0529-87-6337
Lot 70	0529-87-7354
Lot 71	0529-87-8396
Lot 72	0529-97-0403
Lot 73	0529-97-2418
Lot 74	0529-97-2653
Lot 75	0529-97-2796
Lot 76	0529-97-2990
Lot 77	0529-98-3012
Lot 78	0529-98-2192
Lot 79	0529-98-2294
Lot 80	0529-98-2364
Lot 81	0529-98-2413
Lot 82	0529-98-1532
Lot 83	0529-98-0672
Lot 84	0529-98-0701
Lot 85	0529-98-2608
Lot 86	0529-88-9952
Lot 87	0529-99-0054
Lot 88	0529-89-9211
Lot 89	0529-89-7136