

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Feb 11 10:13 AM NC Rev Stamp: \$ 700.00
Book: 4113 Page: 386 - 388 Fee: \$ 26.00
Instrument Number: 2022003018

HARNETT COUNTY TAX ID #
050634 0040 09

02-11-2022 BY: ED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: \$700.00

Real Estate ID #: 050634 0040 09

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording: MAIL TO GRANTEE

This instrument was prepared by: Moore & Alphin, PLLC [22-DVL-ESB]

Brief description for the Index: Lot 2B, 7.249 Acres

THIS DEED is made as of the date set forth in the notary acknowledgment hereon, by and between:

GRANTOR	GRANTEE
<p align="center">DVL PROPERTIES LLC a North Carolina limited liability company</p> <p align="center"><u>Grantor's Address</u> 5920 Honeycutt Road Holly Springs, NC 27540</p>	<p align="center">ELM STREET BUILDERS, LLC a North Carolina limited liability company</p> <p align="center"><u>Grantee's Address</u> 9121 Anson Way, Ste. 200 Raleigh, NC 27615</p>

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 the Buckhorn Township, Harnett County, North Carolina and more particularly described as shown on the attached **Exhibit A**.

The property herein described was acquired by Grantor by deed recorded in Book 3863, Page 229, Harnett County Registry.

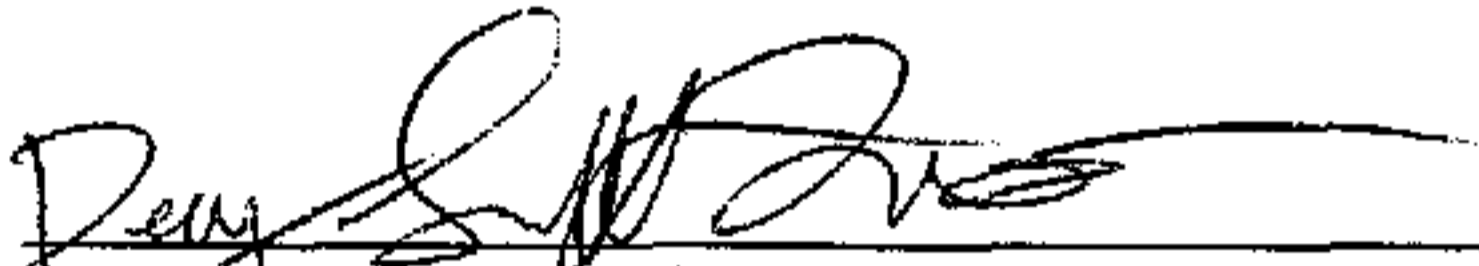
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee that Grantor is seized of said real property in fee simple, has the right to convey the same in fee simple, that title is marketable and free of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, other than the following exceptions:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

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

DVL PROPERTIES LLC

By: 
Dewey Scott Lambert, Manager

State of North Carolina – County of Wake:

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: Dewey Scott Lambert, Manager of DVL Properties LLC

Date: 2-9-2022

(Stamp or Seal)



 Signature of Notary
 Printed Name: Curtis K. Thompson
 My commission expires: _____



EXHIBIT A

All of Lot 2B, containing 7.249 Acres, more or less, as shown on the map recorded in Map Book 2019, Page 336, Harnett County Registry, to which map reference is hereby made for a more particular description.

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