

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
12/11/2023 04:26:11 PM NC Rev Stamp: \$180.00  
Book: 4216 Page: 2153 - 2154 (2) Fee: \$26.00  
Instrument Number: 2023020538

HARNETT COUNTY TAX ID#  
110661 0055 10

12-11-2023 BY SM

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$180.00

Parcel Identifier No. 110661 0055 10 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: Lot 7, Heritage at Neill's Creek Subdivision, Map # 2023 – 520 through 521

THIS DEED made this 7<sup>th</sup> day of December, 2023, by and between

GRANTOR

HLM Legacy Partnership, LLC, a  
North Carolina limited liability company  
  
10305 Penny Road  
Raleigh, NC 27606

GRANTEE

New Home Inc. LLC, a  
North Carolina limited liability company  
  
1611 Jones Franklin Road, Ste 101  
Raleigh, NC 27606

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 Neill's Creek Township, Harnett County, North Carolina and more particularly described as follows:

**BEING all of Lot 7, Heritage at Neill's Creek Subdivision, as shown on that plat recorded in Map # 2023, Pages 520 – 521, Harnett County Registry.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

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

A map showing the above described property is recorded in Map # 2023 – 520 through 521.

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. 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 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:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

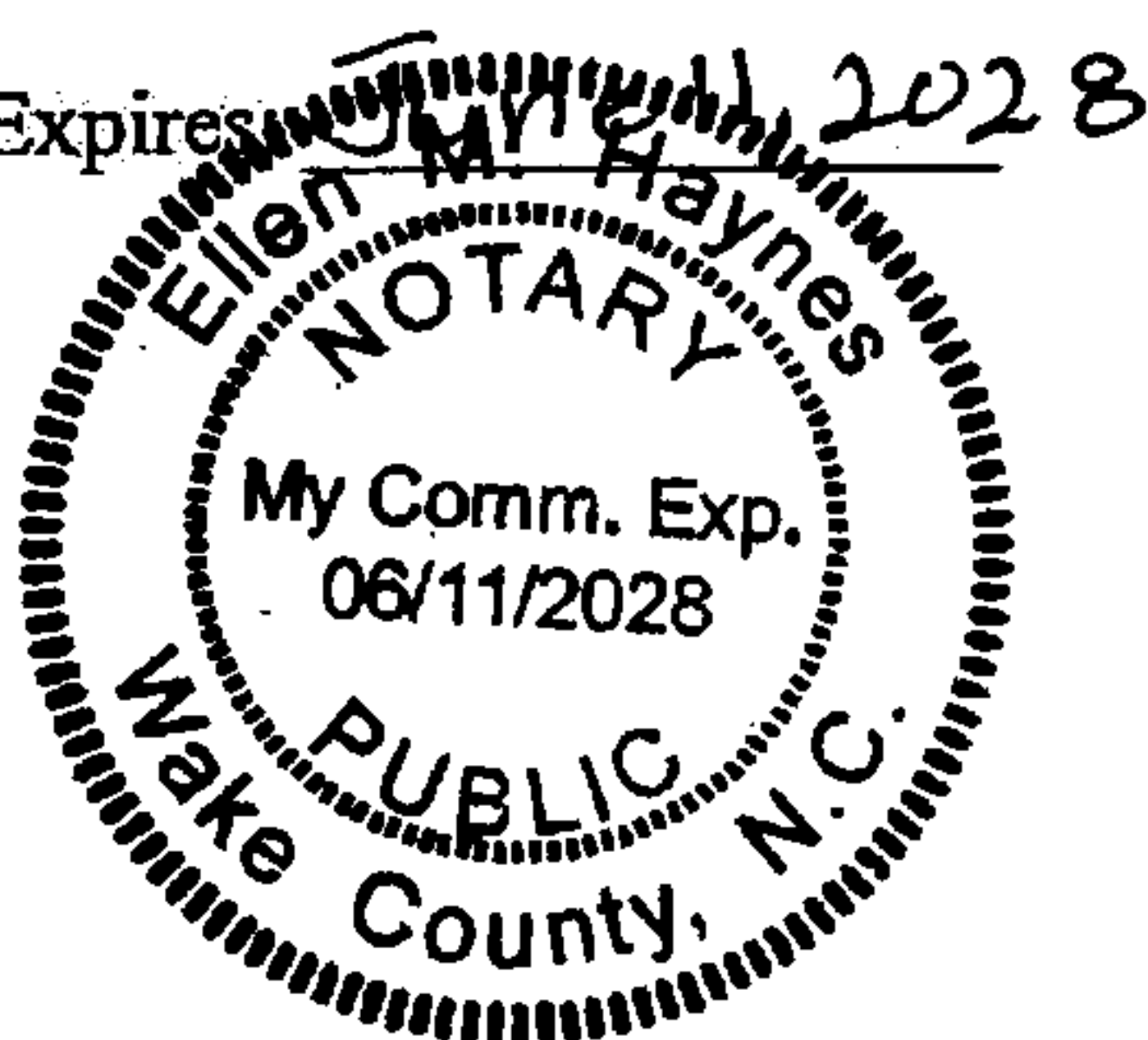
GRANTOR:

HLM Legacy Partnership, LLC, a North Carolina limited liability company

By: Bryant Montague (SEAL)  
Bryant Montague, Manager

State of NC - County or City of Wake  
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Bryant Montague personally came before me this day and acknowledged that he is the Manager of HLM Legacy Partnership, 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 7 day of December 7, 2023.

My Commission Expires  
(Affix Seal)



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