

Matthew S. Willis Register of Deeds  
Harnett County, NC

Electronically Recorded

09/30/2022 01:32:47 PM

NC Rev Stamp: \$1,000.00

Book: 4169 Page: 29 - 30 (2)

Fee: \$26.00

Instrument Number: 2022110669

HARNETT COUNTY TAX ID #  
110661 0055  
110661 0055 01  
110661 0055 03

09-30-2022 BY: AG

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,000.00

Parcel Identifier No. 0661-72-0302.000, 0661-72-4439.000,  
and 0661-72-4104.000

Mail after recording to

Grantee

Submitted electronically by "Gwynn, Edwards & Getter, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

This instrument was prepared by

Gwynn, Edwards & Getter, P.A.

Brief description for the

Lots 4, 5, and C, Old Coats Road and Neills Creek Road

THIS DEED made this 30th day of September, 2022 by and between

GRANTOR

TEXANNA J. MONTAGUE, EXECUTOR OF THE  
ESTATE OF HARVEY L. MONTAGUE, SR. AND

TEXANNA J. MONTAGUE, SUCCESSOR TRUSTEE  
OF THE HARVEY L. MONTAGUE, SR. REVOCABLE  
TRUST DATED DECEMBER 22, 2010

10305 Penny Road  
Raleigh, NC 27606

GRANTEE

HLM LEGACY PARTNERSHIP, LLC

10305 Penny Road  
Raleigh, NC 27606

Enter in appropriate block for each party: name, 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 the City of Lillington, Neills Creek Township, Harnett County, North Carolina and more particularly described as follows:

Being all of Lot 4 containing 1.32 acres, more or less, and Lot 5 containing 3.54 acres, more or less, and Lot C containing 14.34 acres, more or less, on that map entitled "Bennie C. Pollock & Beverly Hardee Pollock" and "John Manfred Hardee & Beverly H. Pollock Co-Trustees of the Hilda B. Hardee Irrevocable Trust", prepared by Stewart-Proctor, PLLC on June 22, 2021, and which appears of record in Map Book 2021 at Page 282, Harnett County Registry, reference to which is hereby made for greater certainty of description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4033, Page 969, Harnett County Registry. See Estate of Harvey L. Montague, Sr. 22-E-855, Harnett County Clerk of Superior Court.

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:

Easements, restrictions of record and ad valorem taxes for the year 2022 and years thereafter.

The property does not include the primary residence of the grantor. NCGS §105-317.2.

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

✓ Texanna J. Montague, Executor  
Texanna J. Montague, Executor of the Estate of Harvey L. Montague, Sr.

✓ Texanna J. Montague, Trustee  
Texanna J. Montague, Successor Trustee of the Harvey L. Montague, Sr. Revocable Trust dated December 22, 2010

NORTH CAROLINA - Wake COUNTY

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Texanna J. Montague personally came before me this day and acknowledged that she is the executor of the Estate of Harvey L. Montague, Sr. and the Successor Trustee of the Harvey L. Montague, Sr. Revocable Trust dated December 22, 2010 and that by authority duly given and as the act of the estate and trust, she signed the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 30 day of September, 2022.

My Commission Expires:

(Notary Seal/Stamp)

**JAMES H. PARDUE**  
NOTARY PUBLIC  
WAKE COUNTY, N.C.  
My Commission Expires 2-9-2027.

James H. Pardue  
Notary Public