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

12/13/2023 09:07:34 AM NC Rev Stamp: \$6,600.00

Book: 4216 Page: 2658 - 2662 (5) Fee: \$26.00

Instrument Number: 2023020636

HARNETT COUNTY TAX ID # 040693 0047 04 040693 0047 05 040693 0047 06 040693 0047 11 AND OTHERS AS LISTED IN EX 12-13-2023 BY: LW

NORTH CAROLINA SPECIAL WARRANTY DEED

| Excise Tax: \$6,600.00 NO TITLE SEARG | CH NOR TAX ADVICE GIVEN | |
|---|---|--|
| Parcel Identifier No. See attached Exhibit B for Parcel ID #s Verified by County on the day of, 20 By: | | |
| Mail/Box to: GRANTEE | | |
| This instrument was prepared by: Currie Tee Howell, Adams, Howell, Sizemore & Adams, P.A. | | |
| Brief description for the Index: Lots 3, 4, 5, 6, 11, 12, 13, 152, 53, 54, 55, 56, 65 and 66, Tobacco Road, Phase 1 | 4, 15, 19, 20, 24, 25, 26, 27, 28, 29, 30, 31, 32, 35, 36, 37, 43, 44, 51, | |
| THIS DEED made this 12 day of December, 2023, by and between | | |
| GRANTOR | GRANTEE | |
| IOM Developers, Inc., a North Carolina corporation | BC Smoke a Little Smoke, LLC, a North Carolina Carolina limited liability company | |
| 466 Stancil Road Angier, NC 27501 | 336 James Record Road Huntsville, AL 35824 | |
| Enter in appropriate block for each Grantor and Grantee: no corporation or partnership. | ame, mailing address, and, if appropriate, character of entity, e.g. | |
| The designation Grantor and Grantee as used herein shall in singular, plural, masculine, feminine or neuter as required by | clude said parties, their heirs, successors, and assigns, and shall include 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 Black River Township, Harnett County, North Carolina and more particularly described as follows: | | |
| SEE ATTACHED EXHIBIT A | | |
| The property hereinabove described was acquired by Granto 1222, Harnett County Registry. | or by instrument recorded in Book 4207, Page 1567 and Book 4212, Page | |
| All or a portion of the property herein conveyed ind | ludes or X does not include the primary residence of the Grantor. | |
| A map showing the above described property is recorded in | Book of Maps 2023, Pages 563-568, Harnett County Registry. | |
| Submitted electronically by "Bagwell Holt Smith PA-CC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds. | | |

NC Bar Association Form No. 6 © 1/1/2010
Printed by Agreement with the NC Bar Association

BK 4216 PG 2659

DOC# 2023020636

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 C for Permitted Exceptions

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

GRANTOR:

| IOM Developers, Inc., a North Carolina corporation | |
|--|---|
| By:(SEAL) Bradley Stancil, President | |
| State of North Carolina - County or City of Hardley Stancil personally came before me this day and acknown Carolina corporation, and that by authority duly given and as to on its behalf as its act and deed. Witness my hand and Notaria 2023. | where and State aforesaid, certify that we will be will be act of such entity, he signed the foregoing instrument in its name |
| My Commission Expires: 09-10-2024 (Affix Seal) | Wendy S. Dorman Notary's Printed or Typed Name |
| NOTAR BLIC | |

EXHIBIT A

Lying in Harnett County, North Carolina, and being more particularly described as follows:

All of Lots 3, 4, 5, 6, 11, 12, 13, 14, 15, 19, 20, 24, 25, 26, 27, 28, 29, 30, 31, 32, 35, 36, 37, 43, 44, 51, 52, 53, 54, 55, 56, 65 and 66, Tobacco Road, Phase 1, as shown on a plat thereof recorded in Book of Maps 2023, Pages 563-568, Harnett County Registry, to which map reference is hereby made for a more particular description.

EXHIBIT B

| Lot Number | REID | Street Address |
|------------|------------------|--|
| 3 | 0693-13-9853.000 | 128 Harvester Road, Angier, NC 27501 |
| 4 | 0693-23-1936.000 | 0 Harvester Road, Angier, NC 27501 |
| 5 | 0693-24-4020.000 | 238 Harvester Road, Angier, NC 27501 |
| 6 | 0693-24-5143.000 | 244 Harvester Road, Angier, NC 27501 |
| 11 | 0693-14-9212.000 | 41 Golden Leaf Farms Road, Angier, NC 27501 |
| 12 | 0693-14-9308.000 | 63 Golden Leaf Farms Road, Angier, NC 27501 |
| 13 | 0693-14-9532.000 | 83 Golden Leaf Farms Road, Angier, NC 27501 |
| 14 | 0693-14-9642.000 | 103 Golden Leaf Farms Road, Angier, NC 27501 |
| 15 | 0693-14-9763.000 | 123 Golden Leaf Farms Road, Angier, NC 27501 |
| 19 | 0693-25-0397.000 | 19 Looping Court, Angier, NC 27501 |
| 20 | 0693-15-9377.000 | 45 Looping Court, Angier, NC 27501 |
| 24 | 0693-15-4349.000 | 157 Looping Court, Angier, NC 27501 |
| 25 | 0693-15-3256.000 | 97 Looping Court, Angler, NC 27501 |
| 26 | 0693-15-3101.000 | 223 Looping Court, Angier, NC 27501 |
| 27 | 0693-14-1959.000 | 235 Looping Court, Angier, NC 27501 |
| 28 | 0693-05-9097.000 | 236 Looping Court, Angier, NC 27501 |
| 29 | 0693-15-0206.000 | 232 Looping Court, Angier, NC 27501 |
| 30 | 0693-15-1324.000 | 210 Looping Court, Angier, NC 27501 |
| 31 | 0693-15-2416.000 | 180 Looping Court, Angier, NC 27501 |
| 32 | 0693-15-3598.000 | 150 Looping Court, Angier, NC 27501 |
| 35 | 0693-25-0753.000 | 34 Looping Court, Angier, NC 27501 |
| 36 | 0693-25-1678.000 | 14 Looping Court, Angier, NC 27501 |
| 37 | 0693-24-2421.000 | 62 Golden Leaf Farms Road, Angier, NC 27501 |
| 43 | 0693-25-2098.000 | 202 Golden Leaf Farms Road, Angier, NC 27501 |
| 44 | 0693-25-3203.000 | 228 Golden Leaf Farms Road, Angier, NC 27501 |
| 51 | 0693-25-7431.000 | 239 Grading Stick Court, Angier, NC 27501 |
| 52 | 0693-25-8310.000 | 215 Grading Stick Court, Angier, NC 27501 |
| 53 | 0693-25-9206.000 | 197 Grading Stick Court, Angier, NC 27501 |
| 54 | 0693-25-9281.000 | 169 Grading Stick Court, Angier, NC 27501 |
| 55 | 0693-35-0151.000 | 135 Grading Stick Court, Angier, NC 27501 |
| 56 | 0693-34-0978.000 | 91 Grading Stick Court, Angier, NC 27501 |
| 65 | 0693-25-7876.000 | 288 Grading Stick Court, Angler, NC 27501 |
| 66 | 0693-26-6030.000 | 0 Grading Stick Court, Angier, NC 27501 |

EXHIBIT C

- 1. Taxes for the year 2023, and subsequent years, not yet due and payable.
- 2. Book of Maps 2023, Pages 621-626, Harnett County Registry.
- Book of Maps 2023, Pages 563-568, Harnett County Registry.
- 4. Book of Maps 2000, Page 24, Harnett County Registry.
- 5. Easement(s) to Carolina Power & Light recorded in Book 818, page 461, Harnett County Registry.
- Easement(s) to Progress Energy Carolinas, Inc. recorded in Book 2376, page 750, Harnett County Registry.
- Easement(s) to Duke Energy Progress, LLC recorded in Book 4210, page 2954, Harnett County Registry.
- 8. Easement(s) to Duke Energy Progress, LLC recorded in Book 4210, page 2958, Harnett County Registry.
- 9. Easement(s) to Duke Energy Progress, LLC recorded in Book 4214, page 2241, Harnett County Registry.
- Declaration of Covenants, Conditions and Restrictions for Tobacco Road Subdivision, Phase 1, as recorded in Deed Book 4216, Page(s) 2601, Harnett County Registry.