

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

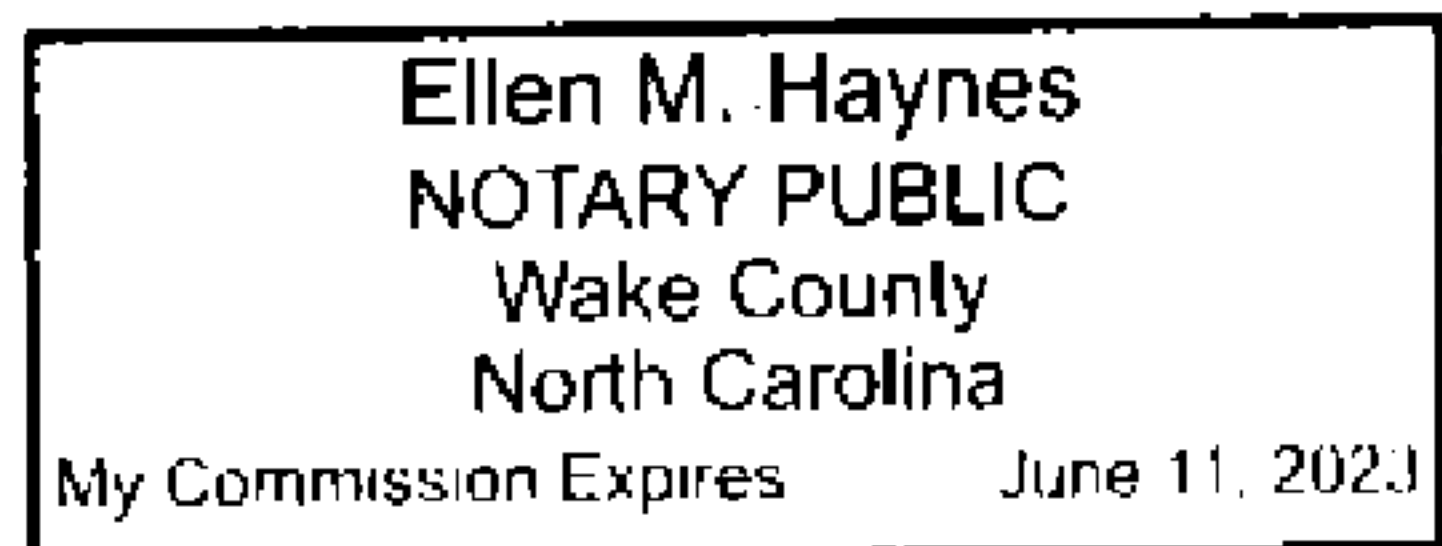


EXHIBIT A

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

| Lot Number | PIN |
|-------------------|--------------|
| 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 |

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|--------|--------------|
| 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 |