

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 E)

12-13-2023 BY: LW

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,600.00

NO TITLE SEARCH 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, 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

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: 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 Black 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 4207, Page 1567 and Book 4212, Page 1222, Harnett County Registry.

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 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

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.

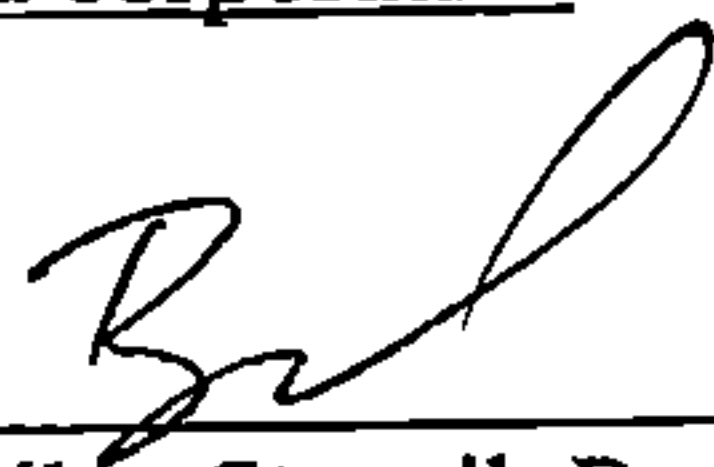
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

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 Harnett
I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Bradley Stancil personally came before me this day and acknowledged that he is the President of IOM Developers, Inc., a North Carolina corporation, 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 8 day of December, 2023.

My Commission Expires: 09-10-2024
(Affix Seal)


Wendy S. Dorman Notary Public
Notary's Printed or Typed Name

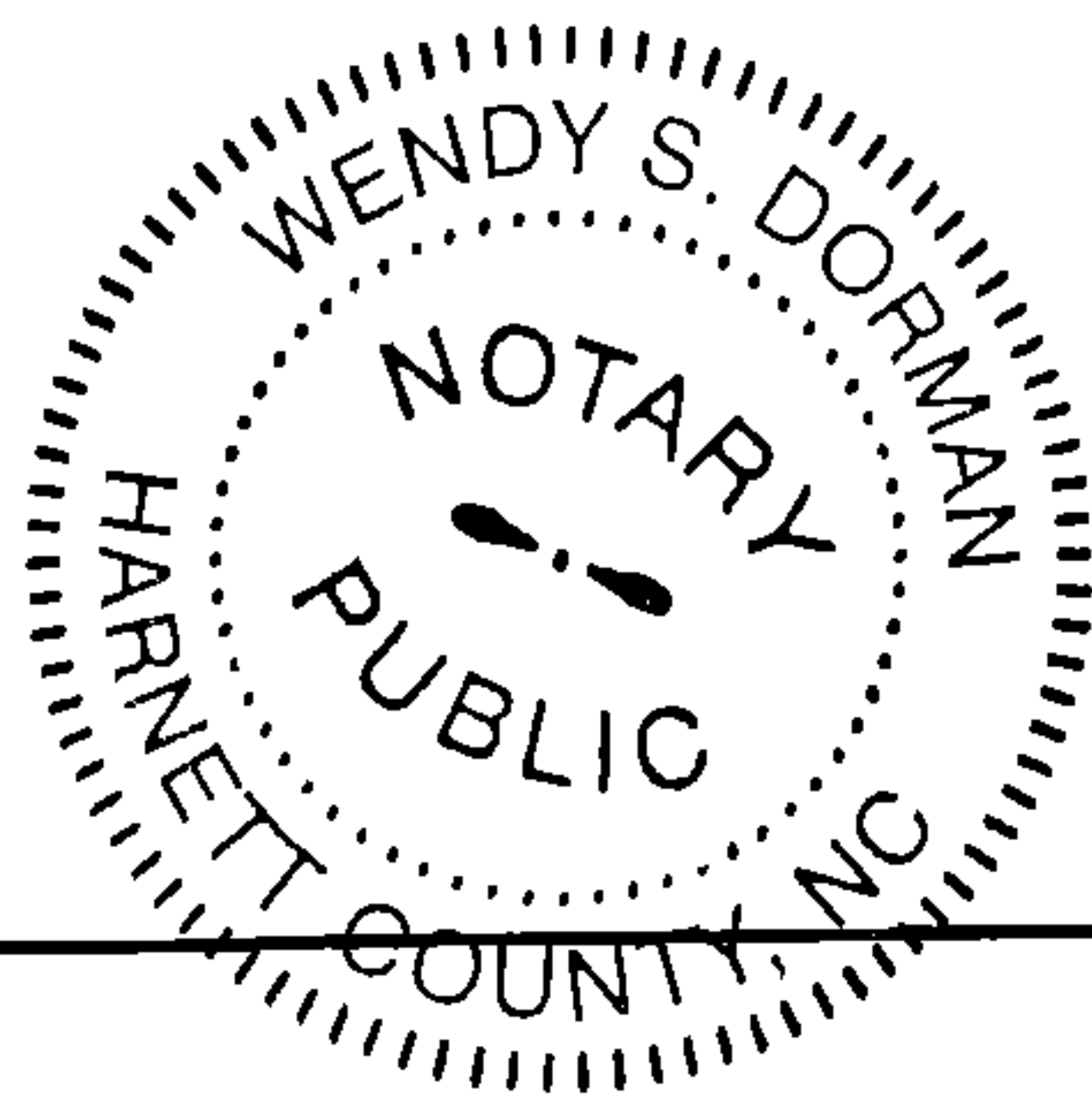


EXHIBIT A

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, Angier, 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, Angier, 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.
3. 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.
6. Easement(s) to Progress Energy Carolinas, Inc. recorded in Book 2376, page 750, Harnett County Registry.
7. 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.
10. Declaration of Covenants, Conditions and Restrictions for Tobacco Road Subdivision, Phase 1, as recorded in Deed Book 4216, Page(s) 2601, Harnett County Registry.