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

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

HARNETT COUNTY TAX ID #

130529 0019 02 & others

NC Bar Association Form No. 6 © 1/1/2010

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	
Mail/Box to: Grantee				
This instrument was prepared by: Currie Tee Howell, Attorney; Ada	ıms, Howell, Size	emore & Adams, I	<u>P.A.</u>	
Brief description for the Index: Lots 1 through 89, inclusive, Well	lers Knoll Subdi	ivision		
THIS DEED made this 22 day of February , 2023, by	and between			
GRANTOR		GRANTEE	,	
Weller Developers, LLC, a North		Knoll, LLC, a		
Carolina limited liability company	North Carolin	na limited liability	company	
10305 Penny Road	336 James Re			
Raleigh, NC 27606	Huntsville, A	L 35824		
Enter in appropriate block for each Grantor and Grantee: name, mai corporation or partnership.	ling address, and	, if appropriate, cl	naracter of entity, e.g.	
The designation Grantor and Grantee as used herein shall include sa singular, plural, masculine, feminine or neuter as required by contex		eirs, successors, a	nd assigns, and shall include	
WITNESSETH, that the Grantor, for a valuable consideration paid by and by these presents does grant, bargain, sell and convey unto the G in Upper Little River Township, Harnett County, North Carolina an	rantee in fee simp	ole, all that certain	lot or parcel of land situated	
See attached Exhibit A				
The property hereinabove described was acquired by Grantor by inst	trument recorded	in Book 4090, Pa	ge 433.	
All or a portion of the property herein conveyed includes or			_	
A map showing the above described property is recorded in Plat Boo				

Printed by Agreement with the NC Bar Association 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.

DOC# 2023002656

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: A SEA (SEA Harvey L. Montague, III, Manager	aL)
L. Montague, III personally came before me this day ar North Carolina limited liability company, and that by a	of Wake County and State aforesaid, certify that Harvey and acknowledged that he is the Manager of Weller Developers, LLC, a uthority duly given and as the act of such entity, he signed the foregoing Witness my hand and Notarial stamp or seal, this 14 day of
My Commission Expires: June 11, 2023 (Affix Seal)	Ellen M. Haynes Notary Public Notary's Printed or Typed Name
Ellen M. Haynes NOTARY PUBLIC Wake County	

North Carolina June 11, 2023 My Commission Expires

BK 4183 PG 654

DOC# 2023002656

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.

BK 4183 PG 655

DOC# 2023002656

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.

DOC# 2023002656

Exhibit C

Lot 1	Lot Number	PIN	
Lot 3			
Lot 4 0.529-78-9790 Lot 5 0.529-78-9344 Lot 6 0.529-78-6249 Lot 7 0.529-78-6311 Lot 8 0.529-78-631 Lot 8 0.529-78-6324 Lot 9 0.529-78-6324 Lot 10 0.529-78-533 Lot 10 0.529-78-5842 Lot 11 0.529-89-5155 Lot 12 0.529-89-5155 Lot 12 0.529-89-3143 Lot 13 0.529-89-3143 Lot 14 0.529-89-3099 Lot 15 0.529-88-2009 Lot 15 0.529-88-2743 Lot 17 0.529-88-2743 Lot 17 0.529-88-2743 Lot 18 0.529-88-3814 Lot 19 0.529-88-881 Lot 20 0.529-88-681 Lot 21 0.529-88-681 Lot 22 0.529-88-681 Lot 22 0.529-88-681 Lot 23 0.529-88-681 Lot 24 0.529-88-586 Lot 23 0.529-88-586 Lot 24 0.529-88-586 Lot 25 0.529-88-195 Lot 26 0.529-88-195 Lot 27 0.529-88-195 Lot 28 0.529-88-1495 Lot 29 0.529-78-925 Lot 30 0.529-78-8145 Lot 31 0.529-78-8043 Lot 32 0.529-78-8175 Lot 33 0.529-78-8175 Lot 34 0.529-77-7976 Lot 35 0.529-88-1098 Lot 34 0.529-88-1098 Lot 38 0.529-88-1098 Lot 38 0.529-88-1098 Lot 38 0.529-88-1098 Lot 39 0.529-88-218 Lot 39 0.529-88-218 Lot 39 0.529-88-329 Lot 40 0.529-88-339 Lot 41 0.529-88-339 Lot 42 0.529-88-339 Lot 43 0.529-88-339 Lot 44 0.529-88-339 Lot 44 0.529-88-339 Lot 45 0.529-88-399 Lot 46 0.529-88-399 Lot 47 0.529-88-399 Lot 48 0.529-87-997 Lot 48 0.529-87-997 Lot 59 0.529-87-997 Lot 48 0.529-87-997 Lot 59 0.529-87-977 Lot 50 0.529-88-366 Lot 51 0.529-87-997 Lot 51 0.529-87-999 Lot 48 0.529-87-997 Lot 50 0.529-87-999 Lot 49 0.529-87-997 Lot 51 0.529-87-999 Lot 49 0.529-87-997 Lot 51 0.529 0.529-87-997 Lot 50 0.529-87-997 Lot 51 0.529 0.529-87-997 Lot 51 0.520 0.529-87-997 Lot 51 0.520 0.529-87-997 Lot 52 0.529-87-997 Lot 53 0.529-87-997 Lot 54 0.529 0.529-87-997 Lot 54 0.529 0.529-87-997 Lot 50 0.529-87-997 Lot 50 0.529-87-997 Lot 64 0.529-87-999 Lot 64 0.529-87-997 Lot 65 0.529-87-991 Lot 65 0.529-87-991 Lot 65 0.529-87-991 Lot 65 0.529-87-971 Lot 50 0.529-87-991 Lot 65 0.529-87-971 Lot 50 0.529-87-971	Lot 2	0529-78-9910	
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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 0529-87-8676 Lot 51 0529-87-753 Lot 52 0529-87-6735 Lot 53 0529-87-7921	Lot 39		
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 0529-87-8676 Lot 51 0529-87-753 Lot 52 0529-87-6735 Lot 53 0529-87-7921	Lot 40		
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 41	0529-88-6320	
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 42		
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 43	0529-88-8334	
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 44		
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 45	0529-88-9139	
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 46	0529-88-9059	
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Lot 57	0529-87-3992		
Lot 58	0529-87-3882		
Lot 59	0529-87-3742		
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Lot 61	0529-87-2526		
Lot 62	0529-87-1531		
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Lot 83	0529-98-0672		
Lot 84	0529-98-0701		
Lot 85	0529-98-2608		
Lot 86	0529-88-9952		
Let 87	0529-99-0054		
Lot 88	0529-89-9211		
Lot 89	0529-89-7136		