

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
05/01/2024 08:17:05 AM NC Rev Stamp: \$4,134.00  
Book: 4233 Page: 1 - 4 (4) Fee: \$26.00  
Instrument Number: 2024007163

HARNETT COUNTY TAX ID #  
08065503 0032  
& OTHERS ON EX A

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08065503 0032  
& OTHERS ON EX A

04-30-2024 BY: SM

04-30-2024 BY: SM

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,134.00

Parcel ID: SEE EXHIBIT B

This instrument was prepared without benefit of title search by:  
Maynard Nexsen PC, 4141 Parklake Ave, Suite 200, Raleigh, NC 27612  
Mail after recording to: GRANTEE

Brief description for the  
Index:

14 Lots, Phase 2B, Serenity Subdivision, Harnett County, North Carolina

THIS DEED is made this 29<sup>th</sup> day of April, 2024, by and between:

GRANTOR

**Greenfield – Serenity, LLC**  
a North Carolina limited liability company  
8601 Six Forks Road, Suite 270  
Raleigh, NC 27615

GRANTEE

**ICG Homes LLC**  
a North Carolina limited liability company  
4020 Wake Forest Road, Suite 306  
Raleigh, NC 27609

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 Hector's Creek Township, Harnett County, North Carolina and more particularly described as follows:

See attached Exhibit "A".

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3632, Page 993; Book 3694, Page 946; Book 3695, Page 584; Book 3697, Page 874; Book 3697, Page 892; Book 3709, Page 467; Book 3709, Page 499; Book 3711, Page 808; and Book 3777, Page 896, Harnett County Registry.

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.

Submitted electronically by "Moore & Alphin, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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, except for exceptions stated herein. Title to the aforescribed parcels is conveyed subject to the following:

1. Ad valorem taxes for 2024 and subsequent years.
2. Easements, covenants, conditions, restrictions, and other matters of record affecting the property.

Pursuant to N.C.G.S. § 105-317.2, the Grantor states as follows: the Property conveyed herein does not include the primary residence of the Grantor. Grantor's address is provided herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized manager the day and year first above written.

GRANTOR:

**Greenfield – Serenity, LLC,**  
a North Carolina limited liability company

BY: Greenfield Communities MM, Inc.  
a North Carolina corporation  
Its Manager

BY:




Yang Song, President

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Yang Song, President of Greenfield Communities MM, Inc., which is Manager of Greenfield – Serenity, LLC.

Witness my hand and official seal, this the 29<sup>TH</sup> day of April, 2024.  
(Official Seal)

  
Notary Public  
My commission expires: JUNE 17, 2028

<p><b>KRISTLE H. OSTEN</b> <b>NOTARY PUBLIC</b> <b>WAKE COUNTY, N.C.</b></p>
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**Exhibit "A"****Legal Description**

Being in Hector's Creek Township, in Harnett County, in the state of North Carolina more particularly described as follows:

BEING all of Lots 310, 311, 312, 313, 314, 315A, 315B, 316, 317, 318, 319, 320, 321, and 322, as shown on a plat entitled "Serenity Phase 2B (Lots Greater Than 9,000 S.F.) Lots 308-322," prepared by WithersRavenel and recorded in Plat Book 2024, Pages 141 through 145, Harnett County Registry.

**Exhibit "B"**  
Parcel Numbers

Lot 308: 08065501 0032 61  
Lot 309: 08065502 0032 89  
Lot 310: 08065502 0032 90  
Lot 311: 08065502 0032 91  
Lot 312: 08065502 0032 92  
Lot 313: 08065502 0032 93  
Lot 314: 08065502 0032 94  
Lot 315A: 08065502 0032 95  
Lot 315B: 08065502 0032 96  
Lot 316: 08065502 0032 97  
Lot 317: 08065502 0032 98  
Lot 318: 08065502 0032 99  
Lot 319: 08065503 0032  
Lot 320: 08065503 0032 01  
Lot 321: 08065503 0032 02  
Lot 322: 08065503 0032 03