Matthew S. Willis Register of Deeds Harnett County, NC

Electronically Recorded

02/22/2023 02:59:06 PM

NC Rev Stamp: \$13,439.00

Fee: \$26.00

Book: 4183 Page: 652 - 657 (6) Instrument Number: 2023002656

HARNETT COUNTY TAX ID # 130529 0019 02 & others

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		day of	, 20	
Mail/Box to: Grantee				
This instrument was prepared by: Currie Tee Howell, Attorney; A	dams, Howell, Size	more & Adams, P.A	<u>1.</u>	
Brief description for the Index: Lots 1 through 89, inclusive, W	ellers Knoll Subdi	vision		
THIS DEED made this 22 day of February, 2023, by and between				
GRANTOR		GRANTEE		
Weller Developers, LLC, a North Carolina limited liability company	BC Wellers k North Carolir	Knoll, LLC, a na limited liability co	ompany	
10305 Penny Road Raleigh, NC 27606	336 James Re Huntsville, A			
Enter in appropriate block for each Grantor and Grantee: name, n corporation or partnership.	nailing address, and	, if appropriate, char	racter of entity, e.g.	
The designation Grantor and Grantee as used herein shall include singular, plural, masculine, feminine or neuter as required by cont	<u> </u>	eirs, successors, and	assigns, and shall include	
WITNESSETH, that the Grantor, for a valuable consideration paid and by these presents does grant, bargain, sell and convey unto the in Upper Little River Township, Harnett County, North Carolina	Grantee in fee simp	ole, all that certain lo	t or parcel of land situated	
See attached Exhibit A				
The property hereinabove described was acquired by Grantor by in	nstrument recorded	in Book 4090, Page	433.	
All or a portion of the property herein conveyed includes or X 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.				

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

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 (SEAL) Harvey L. Montague, III, Manager	
State of NC ———————————————————————————————————	Nake  y of Wake County and State aforesaid, certify that Harvey
L. Montague, III personally came before me this day and ackn	owledged that he is the Manager of Weller Developers, LLC, a duly given and as the act of such entity, he signed the foregoing
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

## 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.

#### **EXHIBIT B**

- 1. Taxes for the year 2023, and subsequent years, not yet due and payable.
- 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.
- 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		
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