

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/26/2024 11:54:28 AM NC Rev Stamp: \$22,230.00
Book: 4245 Page: 135 - 136 (2) Fee: \$26.00
Instrument Number: 2024012990

HARNETT COUNTY TAX ID #
O/O 080652 0029

07-26-2024 BY: LW

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$22,230.00 Parcel Identifier No. p/o 080652 0029 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Costner Law Office, PLLC, 10735 David Taylor Drive, Suite 200, Charlotte, NC 28262

This instrument was prepared by: Costner Law Office, PLLC, 10735 David Taylor Drive, Suite 200, Charlotte, NC 28262

Brief description for the Index: Lots 1-117, The Preserve at Kipling Creek Subdivision

THIS DEED made this 23 day of July, 2024, by and between

GRANTOR	GRANTEE
Garden Street Communities Southeast, LLC, a Florida limited liability company 100 West Garden Street 2nd Floor Pensacola, FL 32502	Adams Homes AEC, L.L.C., a South Carolina Limited Liability Company 100 West Garden Street Pensacola, FL 32502

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, parcel of land or condominium unit situated in the City of Fuquay Varina, _____, Township, Harnett County, North Carolina and more particularly described as follows:

Being all of Lots 1-117, inclusive, as shown on Final Subdivision Plat of The Preserve at Kipling Creek recorded in Map Book 2024, Pages 325-330 in the Harnett County, North Carolina Public Registry.
The property hereinabove described was acquired by Grantor by instrument recorded in Book 4103 page 143.

All or a portion of the property herein conveyed ___ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2024 page 325-330

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:

The lien of ad valorem real property taxes and assessments for the current year and for subsequent years; all easements, covenants, conditions, restrictions and other agreements of record encumbering the property conveyed hereby and created or conveyed by the Grantor; all matters which would be disclosed by a recent and accurate survey of the property conveyed hereby; zoning, land use and building laws, regulations and ordinances.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina, if an entity by its duly authorized representative.

Garden Street Communities Southeast, LLC, a Florida limited liability company

Entity Name


By: 

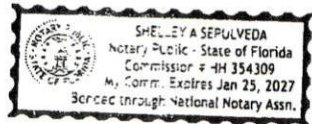
Name: Bryan Adams

Title: Manager

State of Florida - County of Essex
I, SHELLEY A SEPULVEDA, the undersigned Notary Public of the County and State aforesaid, certify that Bryan Adams, personally appeared before me this day and acknowledged that he is the Manager of Garden Street Communities Southeast, LLC, a Florida limited liability company, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 23 day of July, 20 24

My Commission Expires: 1.25.27


Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds