

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Apr 11 11:16 AM NC Rev Stamp: \$ 3200.00
Book: 4138 Page: 830 - 832 Fee: \$ 26.00
Instrument Number: 2022007605

HARNETT COUNTY TAX ID #
o/o 130630 0096 02

04-11-2022 BY: TC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,200.00 Parcel Identifier No. Out of 130630 0096 03
Mail after recording to Grantee
This instrument was prepared by Gwynn, Edwards & Getter, P.A.
Brief description for the Index **Phase 1- Duncan's Creek - 48.75 Acres**

THIS DEED made this 6th day of April, 2022 by and between

GRANTOR

DUNCAN'S CREEK INVESTORS, LLC

1611 Jones Franklin Road, Suite 101
Raleigh, NC 27606

GRANTEE

DUNCAN'S CREEK DEVELOPMENT
GROUP, LLC

1611 Jones Franklin Road, Suite 101
Raleigh, NC 27606

Enter in appropriate block for each party: name, 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 the City of Lillington, Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference

submitted electronically by "Gwynn, Edwards & Getter, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in , 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.

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:

Easements, restrictions of record and ad valorem taxes for the year 2022 and years thereafter.

The property does not include the primary residence of the grantor. NCGS §105-317.2.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

DUNCAN'S CREEK INVESTORS, LLC

✓ By: [Signature]
Manager

NORTH CAROLINA - HARNETT COUNTY

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Richard L. Van Tassel, II personally came before me this day and acknowledged that he is the Manager of Duncan's Creek Investors, LLC, a North Carolina limited liability company and that by authority duly given and as the act of the limited liability company, 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 6th day of April, 2022.

My Commission Expires: _____

(Notary Seal/Stamp)

[Signature]
Notary Public

JAMES H. PARDUE
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 2-9-2027.

Exhibit A

Land Description - Duncan's Creek Phase 1

COMMENCING AT A CONCRETE MONUMENT IN THE WESTERN BOUNDARY OF THE 214.80 ACRE WOLTZ PROPERTY AS SHOWN ON MAP BOOK 2006 PAGE 1026 OF THE HARNETT COUNTY REGISTRY, THENCE S 03° 42' 47" E A DISTANCE OF 247.21' TO A COMMON POINT WITH THAT PARCEL OF LAND DESCRIBED IN DEED BOOK 4123 PAGE 381 AND BEING KNOWN AS THE POINT OF BEGINNING;

THENCE S 03°42'47" E A DISTANCE OF 745.65' TO A POINT;

THENCE N 87°02'51" E A DISTANCE OF 250.05' TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.30', WITH A RADIUS OF 255.00', WITH A CHORD BEARING OF S 03°19'23" E, WITH A CHORD LENGTH OF 3.30' TO A POINT;

THENCE S 03°41'36" E A DISTANCE OF 53.58' TO A POINT;

THENCE N 86°18'24" E A DISTANCE OF 300.00' TO A POINT;

THENCE N 03°41'36" W A DISTANCE OF 56.64' TO A POINT;

THENCE S 87°48'33" E A DISTANCE OF 527.00' TO A POINT;

THENCE S 02°11'27" W A DISTANCE OF 430.76' TO A POINT;

THENCE S 30°38'22" W A DISTANCE OF 199.33' TO A POINT;

THENCE S 28°59'53" W A DISTANCE OF 147.94' TO A POINT;

THENCE S 50°56'30" W A DISTANCE OF 69.76' TO A POINT;

THENCE S 11°54'40" W A DISTANCE OF 112.30' TO A POINT;

THENCE S 04°42'02" E A DISTANCE OF 88.57' TO A POINT;

THENCE S 24°41'16" W A DISTANCE OF 26.61' TO A POINT;

THENCE S 69°19'51" E A DISTANCE OF 245.28' TO A POINT;

THENCE S 02°11'27" W A DISTANCE OF 281.37' TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 69.33', WITH A RADIUS OF 335.00', WITH A CHORD BEARING OF S 80°50'44" E, WITH A CHORD LENGTH OF 69.21' TO A POINT;

THENCE S 01°01'01" W A DISTANCE OF 113.69' TO A POINT;

THENCE N 85°07'58" E A DISTANCE OF 264.41' TO A POINT;

THENCE N 63°16'32" E A DISTANCE OF 50.00' TO A POINT;

THENCE N 26°43'28" W A DISTANCE OF 10.81' TO A POINT;

THENCE N 63°16'32" E A DISTANCE OF 276.59' TO A POINT;

THENCE S 83°25'24" W A DISTANCE OF 64.84' TO A POINT;

THENCE N 02°11'27" E A DISTANCE OF 2184.50' TO A POINT;

THENCE S 85°06'22" W A DISTANCE OF 42.58' TO A POINT;

THENCE S 86°51'35" W A DISTANCE OF 151.27' TO A POINT;

THENCE N 88°44'55" W A DISTANCE OF 47.30' TO A POINT;

THENCE N 88°44'55" W A DISTANCE OF 85.42' TO A POINT;

THENCE S 01°28'41" W A DISTANCE OF 8.51' TO A POINT;

THENCE N 88°43'23" W A DISTANCE OF 12.66' TO A POINT;

THENCE N 85°16'58" W A DISTANCE OF 102.55' TO A POINT;

THENCE N 79°41'56" W A DISTANCE OF 82.25' TO A POINT;

THENCE N 85°26'17" W A DISTANCE OF 28.02' TO A POINT;

THENCE S 02°11'27" W A DISTANCE OF 189.95' TO A POINT;

THENCE N 86°44'04" W A DISTANCE OF 286.14' TO A POINT;

THENCE N 87°49'27" W A DISTANCE OF 275.41' TO A POINT;

THENCE S 59°55'06" W A DISTANCE OF 233.19' TO A POINT;

THENCE N 63°09'05" W A DISTANCE OF 204.20' TO A POINT;

THENCE N 76°58'55" W A DISTANCE OF 210.68' TO THE POINT OF BEGINNING; HAVING AN AREA OF 2,123,548.7 SQUARE FEET, 48.750 ACRES.