

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2022 Apr 26 03:09 PM NC Rev Stamp: \$ 4440.00  
Book: 4144 Page: 878 - 882 Fee: \$ 26.00  
Instrument Number: 2022008737

HARNETT COUNTY TAX ID #  
130519 0103 05  
130519 0012 01

04-26-2022 BY: TC

Prepared by M. Andrew Lucas—mail to Grantee

STAMPS: \$4440.00

STATE OF NORTH CAROLINA )  
COUNTY OF HARNETT )  
PIN: 130518 0131 & 130519 0103 05

**GENERAL WARRANTY DEED**

**THIS DEED**, made this 6 day of April, 2022, by and between  
**M & R ENTITLEMENT, LLC, a North Caroling Limited Liability Company**, 709 Crowell  
Court, Whitsett, NC 27377, hereinafter called "GRANTOR" to **LGI HOMES-NC, LLC a**  
**North Carolina Limited Liability Company**, 1450 Lake Robbins Drive, Suite 430, The  
Woodlands, TX 77380, hereinafter called "GRANTEE";

**WITNESSETH,**

that the Grantor, in consideration of TEN DOLLARS and other valuable considerations  
to them paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and  
sold and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all  
that certain lot or parcel of land situated in \_\_\_\_\_ Township, Harnett County, North  
Carolina, more particularly described as follows:

**SEE ATTACHED EXHIBIT 'A'**

The above property was conveyed to the Grantor by deed recorded in Book 4070, page  
481, Harnett County Registry.

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

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple. Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) See Exhibit B.

This is not the primary residence of the Grantor.

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SEPARATE SIGNATURE PAGE

IN TESTIMONY WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

M&R Entitlement, LLC

Ray Covington (SEAL)  
BY: Ray Covington, Member/Manager

Mark Lyczkowski (SEAL)  
BY: Mark Lyczkowski, Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF LEE

I, M. Andrew Lucas, the undersigned Notary Public of the county and state aforesaid, certify that Ray Covington and Mark Lyczkowski personally came before me this day and acknowledged that they are member/managers of LGI Homes-NC, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, they signed the forgoing instrument in its name on its behalf as its act and deed.

Witness my hand and notarial seal this 6 day of April, 2022.



M. Andrew Lucas  
Notary Public

My Commission Expires:  
10/23/2025

**Exhibit A**  
**Property**

**Tract 1**

Being all of Parcel A containing 67.10 acres as shown on Plat recorded in Plat Book 2022 at Page 28, Harnett County registry.

LESS AND EXCEPT all of that 0.40 acre area identified as "Possible Deed Overlap" on the survey entitled, "Recombination Survey for Nancy C. Brown", dated October 6, 2020, recorded in Map Book 2020, Page 357, Harnett County Registry, as conveyed to Kenneth Dale Brown and spouse Christina Lane Brown by Deed dated April 6, 2022 and recorded April 13, 2022 in Book 4139, Page 604, Harnett County Registry

**Tract 2**

Being all of the 59.11 +/- acres as shown on Boundary Survey for "M&R Entitlement, LLC" dated January 10, 2022 by Michael S. Stokes, PLS and recorded in Map Book 2022, Page 29, Harnett County Registry.

**For Informational Purposes Only:**

Also known as See DB 4070/481 and 403/162, Lillington, NC 27546

PIN #: 0519-69-3920.000, 0519-68-7021.000

Derivation:

Being the same property conveyed to M&R Entitlement, LLC, a North Carolina limited liability company by deed of Duncan Benjamin Ray, Trustee of The Mary Privott Ray Living Trust dated August 17, 2012 dated February 3, 2022 and recorded February 10, 2022 in Book 4112 at Page 763 in the Office of the Register of Deeds for Harnett County, North Carolina.



**EXHIBIT B To Warranty Deed**

Permitted Exceptions

1. Property taxes for the year 2022, and all subsequent years which are a lien, but are not yet due and payable.
2. The number of acres contained in the legal description is neither guaranteed nor insured.
3. Title to and rights of the public and others entitled thereto to use that portion of the premises lying within Griffin Road or Spring Hill Church Road.
4. Easement granted to Carolina Power & Light Company for the purpose of constructing, maintaining and operating electric lines, filed in Book 22, Page 484, of the official property records of Harnett County, North Carolina.
5. Rights of others in and to the Ponds, or any coursing water leading thereto or therefrom.
6. Matters shown on recorded Map No. 2007-481 and Map Book 2015 at Page 63.
7. All matters affecting subject property as shown on survey prepared by Michael S. Stokes, NC PLS No. L-4996, of Stokes Surveying & Mapping, PLLC dated January 10, 2022, and recorded January 18, 2022 in Plat Book 2022 at Page 28.
8. All matters affecting subject property as shown on survey prepared by Barry L. Scott, NC PLS No. L-3156, of B.L. Scott Land Surveying for the Mary P. Ray Estate dated June 24, 2016, revised July 11, 2016 and recorded March 1, 2017 in Plat Book 2017 at Page 63.