

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

01/02/2025 03:12:12 PM

NC Rev Stamp: \$6,120.00

Book: 4267 Page: 216 - 220 (5) Fee: \$26.00

Instrument Number: 2025000046

HARNETT COUNTY TAX ID #

071602 0042 01

071602 0042 03

071602 0042 04

All Others As Listed

See EXHIBIT A

01-02-2025 BY: MMC

Excise Tax: \$6,120.00

Parcel Identification Nos.: See Exhibit A

Prepared by: James Andrew Saputo, Jr.

After Recording Return to: Grantee

Brief Description: Lots 1-34, Langdon Preserve Subdivision

NORTH CAROLINA SPECIAL WARRANTY DEED

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

GRANTOR:

FD RALEIGH, INC.,
a North Carolina corporation
P.O. Box 1328
Cary, North Carolina 27512

and

GRANTEE:

CLAYTON PROPERTIES GROUP, INC. d/b/a MUNGO HOMES
a Tennessee corporation
447 Western Lane
Irmo, South Carolina 29063

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 Harnett County, North Carolina and more particularly described as follows:

[SEE ATTACHED EXHIBIT B]

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.

The property described herein was acquired by Grantor by instruments recorded in Book 4234, Pages 2500-2503 and Book 4234, Pages 2493-2496, Harnett County Registry.

A map showing the property described herein is recorded in Plat Map 2024, Page 624 and Plat Map 2024, Page 588, 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 is seized of the 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 lawful claims of all persons or entities claiming by, under, or through Grantor, except for the exceptions hereinafter stated:

- 1. All easements encumbrances, rights-of-way and restrictions of record.
- 2. Lien of ad valorem taxes for the year 2024.

The property described herein (please initial one):

- Does include the primary residence of any Grantor.
- Does not include the primary residence of any Grantor.

[SIGNATURES FOLLOW ON NEXT PAGE]

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

FD RALEIGH, INC.,
a North Carolina corporation

By: [Signature] (Seal)
Name: Lattie Frank Floyd, Jr.
Title: President

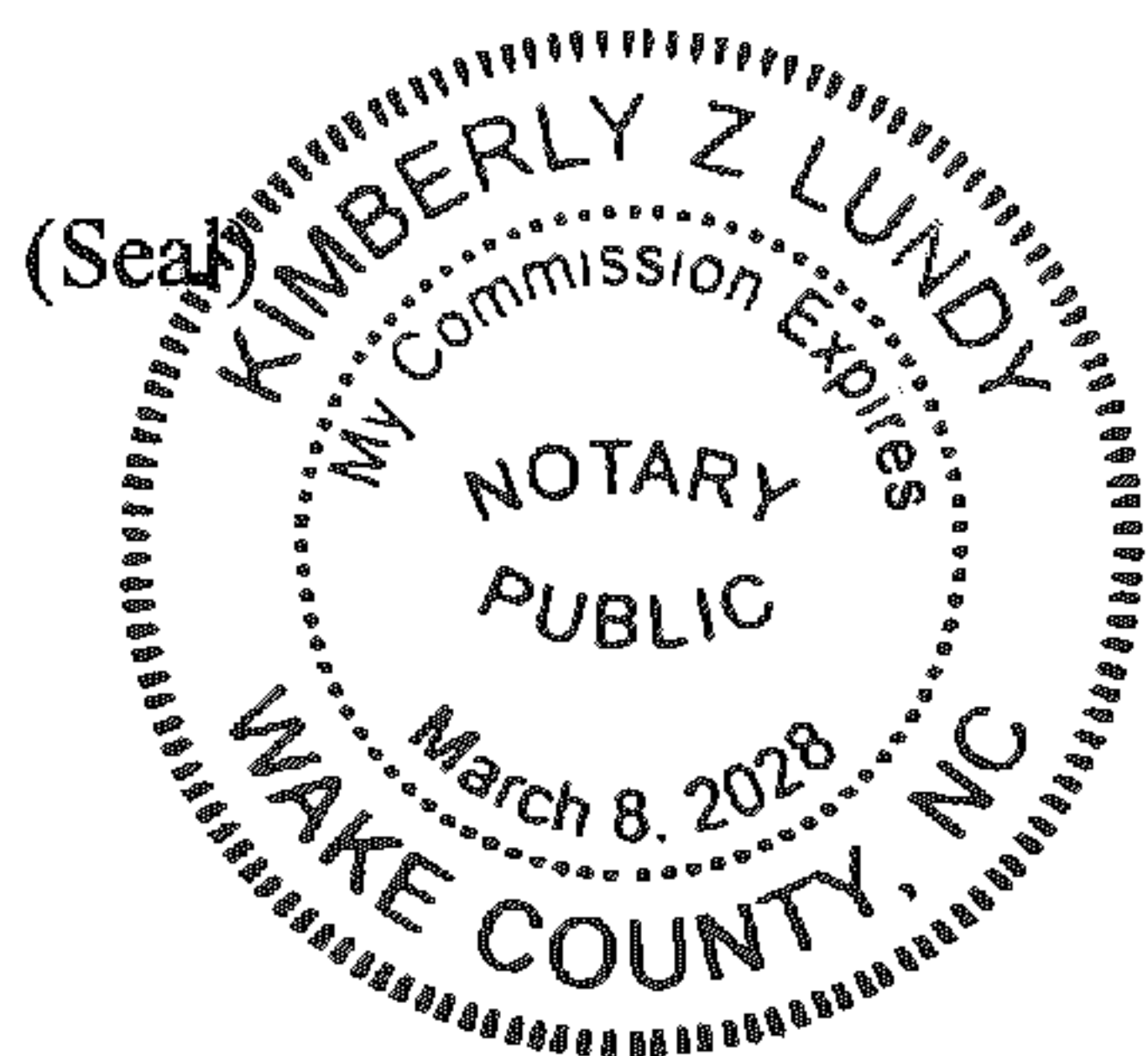
State of North Carolina

Wake County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated: Lattie Frank Floyd, Jr. as President of FD Raleigh, Inc.

Date: December 23, 2024

[Signature]
Kimberly Z Lundy, Notary Public
(Printed Name)



My commission expires: March 8, 2028

EXHIBIT A

Parcel Identification Numbers

<u>Lot Number</u>	<u>PIN</u>
Lot 1	1602-55-1565.000
Lot 2	1602-55-0456.000
Lot 3	1602-55-1300.000
Lot 4	1602-55-0188.000
Lot 5	1602-45-9077.000
Lot 6	1602-44-8968.000
Lot 7	1602-44-7931.000
Lot 8	1602-44-7763.000
Lot 9	1602-44-7587.000
Lot 10	1602-44-8411.000
Lot 11	1602-44-8225.000
Lot 12	1602-44-7089.000
Lot 13	1602-44-6027.000
Lot 14	1602-44-3141.000
Lot 15	1602-44-4391.000
Lot 16	1602-44-5545.000
Lot 17	1602-44-5568.000
Lot 18	1602-44-5763.000
Lot 19	1602-44-5910.000
Lot 20	1602-44-4608.000
Lot 21	1602-44-1351.000
Lot 22	1602-34-9580.000
Lot 23	1602-44-1658.000
Lot 24	1602-44-2800.000
Lot 25	1602-44-2963.000
Lot 26	1602-45-3058.000
Lot 27	1602-45-4138.000
Lot 28	1602-45-5214.000
Lot 29	1602-45-6229.000
Lot 30	1602-45-7324.000
Lot 31	1602-45-7294.000
Lot 32	1602-45-8533.000
Lot 33	1602-45-9613.000
Lot 34	1602-55-0733.000

EXHIBIT B

Legal Description

BEING all of Lots 1-34, inclusive, as set forth on the plat entitled "Revision Map Langdon Preserve Subdivision SUB2407-0023" recorded in Plat Book 2024, Page 624, Harnett County Registry. See also Plat Book 2024, Page 588, Harnett County Registry.