

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
02/24/2025 01:50:01 PM NC Rev Stamp: \$700.00  
Book: 4272 Page: 2686 - 2688 (3) Fee: \$26.00  
Instrument Number: 2025002964

HARNETT COUNTY TAX ID #  
139681 0024 54  
& OTHERS LISTED ON EX A

02-24-2025 BY: SM

Prepared by M. Andrew Lucas—mail to Grantee  
NO TITLE SEARCH PERFORMED—NO TAX ADVICE  
DEED PREPARATION ONLY AT REQUEST OF GRANTOR  
NO SETTLEMENT SERVICES PROVIDED  
STAMPS \$ ~~700.00~~

STATE OF NORTH CAROLINA )  
COUNTY OF HARNETT )

## SPECIAL WARRANTY DEED

**THIS DEED**, made this 21<sup>st</sup> day of February, 2024, by and between  
**HARRINGTON PROPERTIES OF NC, LLC, a North Carolina Limited Liability Company,**  
2659 San-Lee Drive, Sanford, NC 27330, hereinafter called “GRANTOR” to **SDH RALEIGH**  
**LLC, a Georgia Limited Liability Company,** 110 Village Trail, Suite 215, Woodstock, GA  
30188, hereinafter called “GRANTEE”;

**WITNESSETH**, that the Grantor, in consideration of valuable considerations provided by  
the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these  
presents does bargain, sell and convey unto the Grantee, all of Grantor’s fee simple interest in that  
certain lot or parcel of land situated in Upper Little River Township, Harnett County, North  
Carolina, more particularly described as follows:

### SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

The above property was conveyed to the Grantor by deed recorded in Book 4093, page 784,  
Harnett County Registry.

This is not the primary residence of the Grantor.

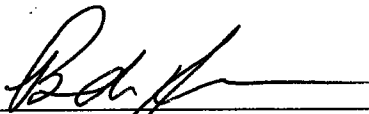
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and  
appurtenances thereunto belonging to the Grantee in fee simple. Grantor covenants with the  
Grantee, that Grantor is seized of said premises in fee simple, has the right to convey the same in

Submitted electronically by "Maynard Nexsen PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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:

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

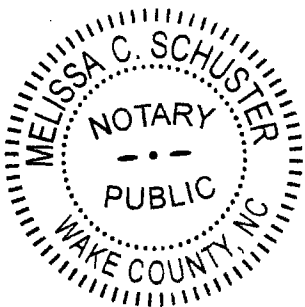
**HARRINGTON PROPERTIES OF NC, LLC  
a North Carolina Limited Liability Company**


 (SEAL)  
By: Brandon Harrington, Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF ~~LEE~~ Wake

I, Melissa C. Schwuster, the undersigned Notary Public of the county and state aforesaid, certify that Brandon Harrington personally came before me this day and acknowledged that he is a member/manager of Harrington Properties of NC, LLC, 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 stamp or seal, this 21<sup>st</sup> day of February, 20  .



  
Notary Public

My commission expires: 8/26/26

**EXHIBIT A**

**BEING all of Lots 50 and 51 as shown on a plat of survey entitled “Harrington Place Phase 2” dated June 6, 2024, prepared by Mitchell W. Cole, PLS, and recorded in Plat Cabinet 2024, Slide 381, Harnett County Registry; and**

**BEING all of Lots 53, 54 ,and 55 as shown on a plat of survey entitled “Map of Correction: Harrington Place Phase 3” dated November 20, 2024, prepared by Mitchell W. Cole, PLS, and recorded in Plat Cabinet 2025, Slide 115, Harnett County Registry**

Parcel ID Numbers:

Lot 50: 139681 0024 54

Lot 51: 139681 0024 55

Lots 53, 54, 55: out of 139681 0024