Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
02/07/2025 08:38:58 AM NC Rev Stamp: $9,400.00
Book: 4271 Page: 269 - 274 (6) Fee: $26.00
Instrument Number: 2025002041

HARNETT COUNTY TAX ID #
110670 0120 01
& OTHERS LISTED ON EX A

02-06-2025 BY: SM

Excise Tax: $9,400.00 Parcel Identification Nos.: See Exhibit A

Prepared by: James Andrew Saputo, Jr.
After Recording Return to: Grantee

Brief Description: Lots 4-34 and 37-52, Cambridge Reserve Subdivision, Phase One

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 28th day of January 2025, by and between

GRANTOR:

CAMBRIDGE RESERVE DEVELOPERS, LLC,
a North Carolina limited liability company
P.O. Box 5548
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 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 4232, Pages 2733-2737 and Book 4232, Pages 2738-2740, Harnett County Registry.

A map showing the property described herein is recorded in Plat Map 2025, Page 7, 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 2025.

The property described herein (please initial one):

_____ Does include the primary residence of any Grantor.
___X___ 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.

CAMBRIDGE RESERVE DEVELOPERS, LLC,
a North Carolina limited liability company

By: _____ (Seal)
Name: Andrew Ross
Title: Manager

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: Andrew Ross as Manager of Cambridge Reserve Developers, LLC.

Date: January 29, 2025 _____
Kimberly Z Lundy Notary Public
(Printed Name)

(Seal) KIMBERLY Z LUNDY NOTARY PUBLIC My Commission Expires March 8, 2028 WAKE COUNTY, NC

My commission expires: March 8, 2028

EXHIBIT A

Parcel Identification Numbers

Lot Number	PIN
Lot 4	0681-35-2987.000
Lot 5	0681-35-2842.000
Lot 6	0681.35-5242.000
Lot 7	0681-35-4059.000
Lot 8	0681-34-3988.000
Lot 9	0681-34-3875.000
Lot 10	0681-34-5756.000
Lot 11	0681-34-6846.000
Lot 12	0681-34-6989.000
Lot 13	0681-35-7140.000
Lot 14	0681-35-9023.000
Lot 15	0681-34-8972.000
Lot 16	0681-34-8800.000
Lot 17	0681-34-7677.000
Lot 18	0681-34-9539.000
Lot 19	0681-44-0643.000
Lot 20	0681-44-0788.000
Lot 21	0681-44-1849.000
Lot 22	0681-45-1081.000
Lot 23	0681-45-3071.000
Lot 24	0681-44-3858.000
Lot 25	0681-44-3707.000
Lot 26	0681-44-2646.000
Lot 27	0681-44-1563.000
Lot 28	0681-44-2483.000
Lot 29	0681-44-4430.000
Lot 30	0681-44-4584.000
Lot 31	0681-44-5636.000
Lot 32	0681-44-5788.000
Lot 33	0681-44-5984.000
Lot 34	0681-44-7920.000
Lot 37	0681-45-6137.000
Lot 38	0681-45-6391.000
Lot 39	0681-45-6463.000
Lot 40	0681-45-4411.000
Lot 41	0681-45-3390.000
Lot 42	0681-45-3189.000
Lot 43	0681-45-2227.000
Lot 44	0681-45-1213.000
Lot 45	0681-35-9283.000

Lot 46	0681-35-8268.000
Lot 47	0681-35-7365.000
Lot 48	0681-35-6484.000
Lot 49	0681-35-6534.000
Lot 50	0681-35-6605.000
Lot 51	0681-35-5795.000
Lot 52	0681-35-6816.000

EXHIBIT B

Legal Description

BEING all of Lots 4-34, inclusive, and Lots 37-52, inclusive, Cambridge Reserve Subdivision, Phase One, as shown on map recorded in Plat Book 2025, Page 7, Harnett County Registry, to which map reference is made for a more particular description.