

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/09/2025 03:26:39 PM NC Rev Stamp: \$3,003.00
Book: 4293 Page: 2855 - 2857 (3) Fee: \$26.00
Instrument Number: 2025012720

HARNETT COUNTY TAX ID#
050633 0112 26; 050633 0112 37
& All Others Listed, See Exhibit A
07-09-2025 BY MC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,003.00

Parcel Identifier Nos. See Exhibit A Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Hervey & Hervey, P.A., 1151 Executive Circle, Suite 102, Cary, NC 27511

This instrument was prepared by: Benjamin H. Hervey, Hervey & Hervey, P.A.

Brief description for the Index: Lots 04, 15, 17, 32, 34, 36, 38, 44, 50, 51, 53, 54 & 55, Magnolia Acres, Book 2024, Page 27

THIS DEED made this 8th day of July 2025, by and between

GRANTOR	GRANTEE
HHHunt Lot Acquisition, LLC , a Virginia limited liability company 11237 Nuckols Road Glen Allen, VA 23059	HHHunt Homes Raleigh-Durham, LLC , a North Carolina limited liability company 11237 Nuckols Road Glen Allen, VA 23059

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

See Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4223, Page 821.

None of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 2024, Page 27.

Submitted electronically by Hervey & Hervey, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

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:

1. The lien of real estate taxes for the year 2025 and subsequent years not yet due and payable;
2. All applicable laws (including zoning, building ordinances and land use regulations);
3. All easements, restrictions, covenants, agreements, and conditions of record; and
4. Any matters which would be revealed by a current and accurate survey of the property.

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

HHHunt Lot Acquisition, LLC, a Virginia
limited liability company

By: HHHunt Corporation, Manager

By: 
Stephen Brant, Vice President

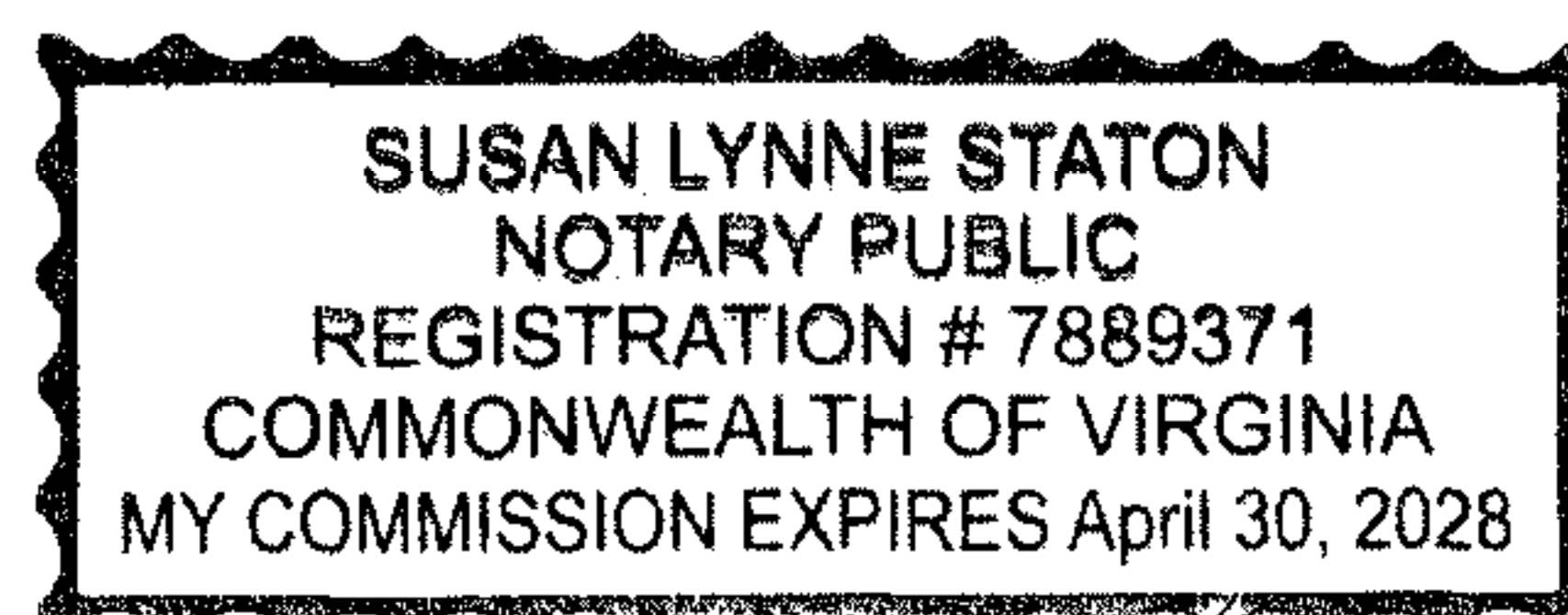
COMMONWEALTH OF VIRGINIA
COUNTY OF Henrico ss:

I HEREBY CERTIFY that on this 8th day of July, 2025, before me, the subscriber, a Notary Public in and for the jurisdiction aforesaid, personally appeared in said jurisdiction STEPHEN BRANT personally well known to me (or satisfactorily proven) to be the Vice President of HHHunt Corporation, the Manager of HHHunt Lot Acquisition, LLC, and personally well known to me (or satisfactorily proven) to be the person who executed the foregoing instrument; and acknowledged that, having authority so to do, she/he executed the foregoing instrument as the act and deed of said limited liability company for the purposes therein contained, and delivered the same as such.

WITNESS my hand and Notarial Seal the year and day first above written.


Notary Public

Susan Lynne Staton
Notary's Typed or Printed Name



My Commission Expires: 4/30/2028
Notary Registration No.: 7889371

EXHIBIT A

Lying and being in Hectors Creek Township, Harnett County, North Carolina, and being more particularly described as follows:

All of Lots 04, 15, 17, 32, 34, 36, 38, 44, 50, 51, 53, 54 and 55 as shown on that certain plat entitled "Corrections to PB 2023 PG 591 Recorded Map of Magnolia Acres Subdivision," dated June 16, 2023, prepared by Greg Bagley Engineer, and recorded in Book 2024, Page 27 in the Harnett County Register of Deeds.

TOGETHER WITH, easements provided in the Permanent Monument Sign, Mail Kiosk, Utility and Access Easement Agreement recorded in Book 4223, Page 826 in the office of the Harnett County Register of Deeds and in the Declaration of Covenants, Restrictions and Easements for Magnolia Acres Owners Association, Inc. recorded in Book 4226, Page 762 in the office of the Harnett County Register of Deeds.

Tax Identification Numbers:

Parcel:	Tax Identification Number:
04	0633-05-8006.000
15	0633-03-1260.000
17	0633-02-2902.000
32	0633-03-9414.000
34	0633-04-8013.000
36	0633-04-5195.000
38	0633-03-4845.000
44	0633-02-4950.000
50	0633-04-3186.000
51	0633-04-5333.000
53	0633-04-7696.000
54	0633-04-9813.000
55	0633-14-0949.000