

Matthew S. Willis Register of Deeds

Harnett County, NC

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Instrument Number: 2024009459

HARNETT COUNTY TAX ID #
110681 0006

06-04-2024 BY: LW

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 110681 0006

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Bagwell Holt Smith P.A.

Brief description for the Index: See Exhibit A

THIS DEED made this 31 day of May, 2024, by and between

GRANTOR

GRANTEE

Davidson Homes, LLC,
an Alabama limited liability company
d/b/a Davidson Homes AL, LLC

BC Buies Creek, LLC
a North Carolina limited liability company

Mailing Address:
336 James Record Road
Huntsville, AL 35824

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336 James Record Road
Huntsville, AL 35824

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 EXHIBIT A

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

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

GRANTOR(S):

Davidson Homes, LLC, an Alabama
limited liability company

By:  (SEAL)
Adam Davidson, Manager

State of Alabama - County or City of Madison

I, the undersigned Notary Public of the County or City of Madison and State aforesaid, certify that Adam Davidson personally came before me this day and acknowledged that he is the Manager of Davidson Homes, LLC, an Alabama limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 28th day of May, 2024.

My Commission Expires: 04/09/2028

(Affix Seal)


Caroline Bonner Deese Notary Public

Notary's Printed or Typed Name

Caroline Bonner Deese
Notary Public, Alabama State At Large
My Commission Expires 04/09/2028

EXHIBIT A

Being all that certain lot or parcel of land situated in Neill's Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEGINNING at an existing 5/8" rebar at the centerline intersection of Main Street(S.R. 1532)(60' Public Right of Way) and Boykin Road (S.R. 1534)(60' Public Right of Way), said rebar having N.C. Grid Coordinates (NAD 83/2011) of N=610,448.26, E=2,080,645.30, thence from said rebar along said centerline South 04°16'59" West 50.63 feet to a point, thence South 02°29'20" West 54.87 feet to a point, thence South 01°06'37" West 68.04 feet to a point, thence South 00°45'42" West 175.05 feet to a point, thence South 00°40'15" West 143.49 feet to a cotton spike found, thence leaving said centerline North 85°36'32" East 30.09 feet to a ½" rebar found on the eastern right of way of Main Street (S.R. 1532)(60' Public Right of Way), thence leaving said right of way North 85°36'32" East 290.83 feet to a ½" rebar found, thence North 00°10'14" West 65.01 feet to a ½" rebar found, thence North 26°56'01" West 320.53 feet to a ½" rebar found, thence South 47°56'55" East 668.16 feet to a 5/8" rebar found on the western right of way of Mitchell Road (S.R. 1535)(60' Public Right of Way), thence leaving said right of way South 47°56'55" East 30.12 feet to a cotton spike found in the centerline of Mitchell Road (S.R. 1535)(60' Public Right of Way), thence along said property line running in Mitchell Road(S.R. 1535)(60' Public Right of Way) and Main Street (S.R. 1532)(60' Public Right of Way) South 37°17'37" West 1,592.40 feet to a point in the centerline of Main Street (S.R. 1532)(60' Public Right of Way), thence leaving said centerline North 48°57'38" West 30.07 feet to a point on the western right of way of Main Street (S.R. 1532)(60' Public Right of Way), thence leaving said right of way, passing an existing 5/8" rebar 0.71 feet along the property line from said right of way point, North 48°57'38" West 281.31 feet to a 5/8" rebar found, thence North 48°55'28" West 418.38 feet to a 5/8" rebar found, thence North 48°56'51" West 914.44 feet to a nail found at a disturbed buggy axle, thence North 14°03'31" East 219.44 feet to 1.25" axle found, thence North 39°03'46" East 1,414.09 feet to a rebar set on the western right of way of Boykin Road (S.R. 1534)(60' Public Right of Way), thence leaving said right of way North 39°03'46" East 1.11 feet to an existing tractor axle in Boykin Road (S.R.1534)(60' Public Right of Way), thence South 47°13'07" East 144.90 feet to ½" rebar found in Boykin Road (S.R. 1534)(60' Public Right of Way), thence continuing in said Boykin Road (S.R. 1534) the following two calls; South 46°48'24" East 248.03 feet to a cotton spike found, thence South 46°52'08" East 398.42 feet to the point and place of BEGINNING containing 60.098 Acres more or less inclusive of 3.435 Acres in Boykin Road, Main Street, and Mitchell Road Right of Ways and inclusive of 0.042 Acres in the Cemetery area shown on Map#2020 – 391, Harnett County Registry.