

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
02/21/2025 02:01:55 PM NC Rev Stamp: \$1,040.00
Book: 4272 Page: 2219 - 2222 (4) Fee: \$26.00
Instrument Number: 2025002888

HARNETT COUNTY TAX ID #
039588 0005 49
039588 0005 50
039588 0005 51
AND OTHERS

02-21-2025 BY: MB

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,040.00
Parcel No.: 039588 0005 48, 039588 0005 49, 039588 0005 50, 039588 0005 51, 039588 0005 52,
039588 0005 53, 039588 0005 54, 039588 0005 55

This instrument was prepared without benefit of title search by:
Maynard Nexsen PC, 4141 Parklake Ave, Suite 200, Raleigh, NC 27612
Mail after recording to: Grantee

Brief description for
the Index:

Lots 1-8, Briarwood Park, Harnett County, North Carolina

THIS DEED is made this 21st day of February, 2025, by and between:

GRANTOR

BLW Holdings LLC
a North Carolina limited liability company
350 Wagoner Drive
Fayetteville NC 28303

GRANTEE

SDH Raleigh LLC,
a Georgia limited liability company
2520 Reliance Ave
Apex, NC 27539

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. partnership

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:

BEING all of Lots 1 through 8, inclusive, as shown on a plat entitled "Final Survey Plat of:
Briarwood Park," prepared by DZT Land Surveying, PLLC and recorded in Plat Book 2025, Page
20, Harnett County Registry.

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3992, Page 119, 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 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, except for exceptions stated herein. Title to the aforescribed parcels is conveyed subject to the following:

1. Ad valorem taxes for 2025 and subsequent years.
2. Matters shown on Exhibit A hereto.

Pursuant to N.C.G.S. § 105-317.2, the Seller/Grantor states as follows: the Property conveyed herein does not include the primary residence of one or more of the Grantors. Grantor's address is provided herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized Manager the day and year first above written.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE FOR SPECIAL WARRANTY DEED

BLW Holdings LLC,
a North Carolina limited liability company

By: E. Frank Weaver, III
E. Frank Weaver, III
Member

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: E. Frank Weaver, III, Member of BLW Holdings LLC.

Witness my hand and official stamp or seal, this the 19 day of February, 2025.

Neal E. McLeod Jr.

Notary Public

Printed Name: NEAL E MCLEOD JR

My commission expires: 7/22/26

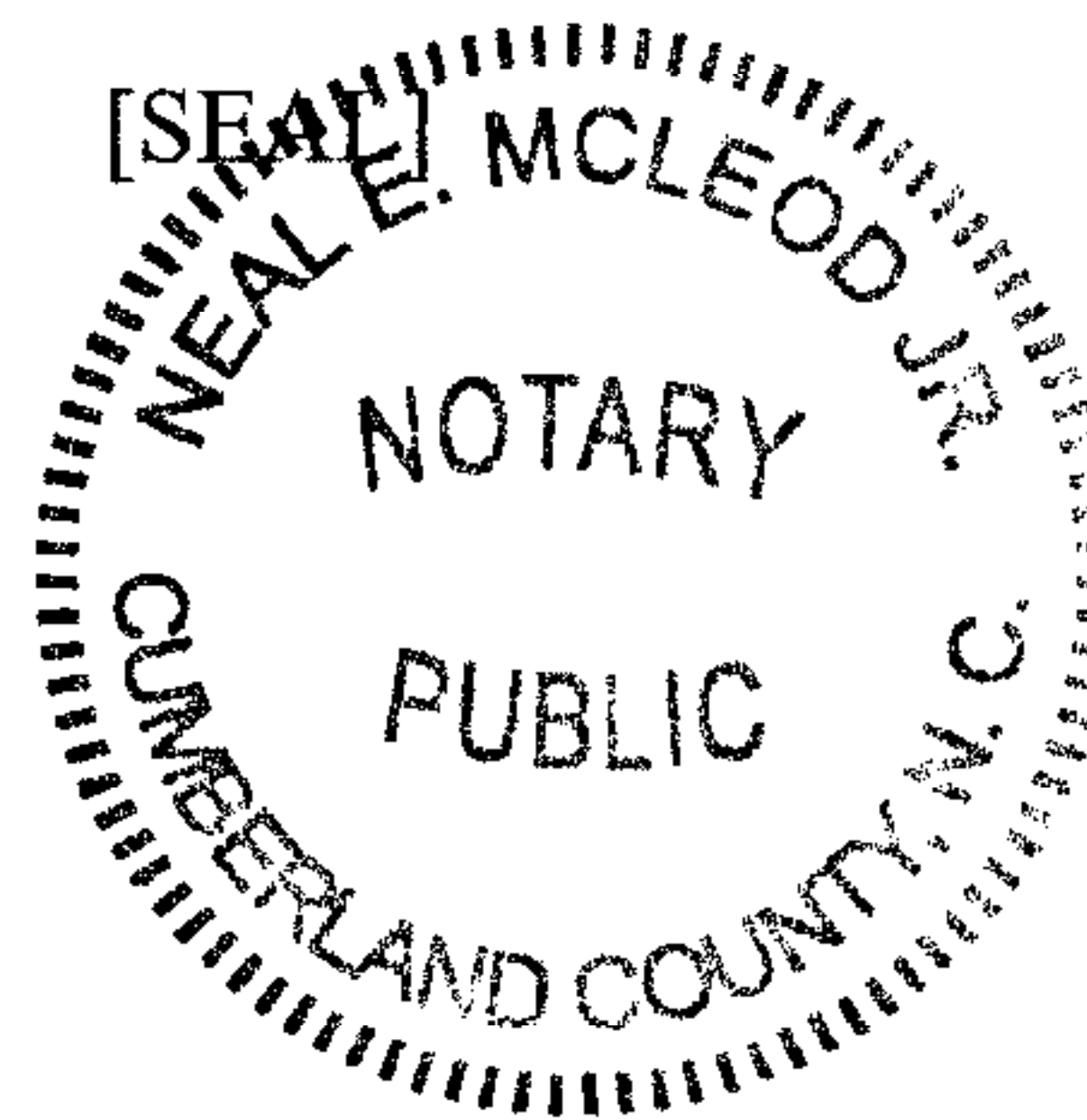


EXHIBIT A
Exceptions

Subject to matters as shown on recorded map in Plat Book 2025, Page 20, Harnett County Registry.

Subject to matters as shown on maps recorded in Plat Book 2021 at Pages, 176 and 217, Harnett County Registry, including swamp, setbacks, and existing 6' water line.

Subject to matters as shown on map recorded in Plat Book 2021 at Page 572, Harnett County Registry, including proposed variable width private access and easement.

Easements to Duke Energy Progress, LLC recorded in Book 3997 at Pages 910 and 913, and Book 4216 at Page 2729, Harnett County Registry.

Easement to Carolina Power & Light Company recorded in Book 823 at Page 889, Harnett County Registry.

Right of Way Agreement to State Highway Commission recorded in Book 474 at Page 92, Harnett County Registry.

Title to that portion of the Land within the right-of-way of Rosser Pittman Road.