

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/09/2025 03:43:43 PM NC Rev Stamp: \$4,480.00
Book: 4284 Page: 1570 - 1574 (5) Fee: \$26.00
Instrument Number: 2025008315

HARNETT COUNTY TAX ID #
050633 0112 23
050633 0112 24
050633 0112 27
& OTHERS

05-09-2025 BY: MB

Excise Tax: \$4,480 Real Estate ID No: **SEE EXHIBIT B**

Prepared WITHOUT TITLE EXAMINATION OR TAX ADVICE by:
Longleaf Law Partners (CGO)
4509 Creedmoor Road, Suite 302
Raleigh, NC 27612

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

After Recording: Mail to Grantee

Brief Description for the Index:

Lots 1, 2, 5, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 37, 40, 42, 43, 45, 46, 47, 48 and 56, Magnolia Acres Subdivision

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of May 2025, by and between:

GRANTOR	GRANTEE
Zone 4 Properties, LLC , a North Carolina limited liability company 13692 Highway 96 North Zebulon, NC 27597	Caruso Builder Magnolia Acres, LLC a North Carolina limited liability company 2120 Baldwin Avenue, Suite 200 Crofton, MD 21114

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or 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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the

Grantee in fee simple, all those certain lots or parcels of land lying and being in Hectors Creek Township, Harnett County, North Carolina, being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

The Property hereinabove described was acquired by Grantor by instruments recorded in Book 4159, Page 1084, and Book 4159, Page 1087, Harnett County Registry.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Title to the Property is subject to 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, maps and conditions of record;
4. Any matters which would be revealed by a current and accurate survey; and
5. Declaration of Covenants, Restrictions and Easements for Magnolia Acres Owner's Association, Inc. filed for record in Book 4223, Page 762, Harnett County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s);

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

ZONE 4 PROPERTIES, LLC, a North Carolina limited liability company

By: _____

Name: Seth L. Ballance

Title: Managing Member

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Seth L. Ballance, Managing Member.

Date: 5/7/25

My Commission Expires:

6/30/27

[Affix Notary Stamp or Seal]

Rachel S. Goldberg
Notary Public
Print Name: Rachel S. Goldberg

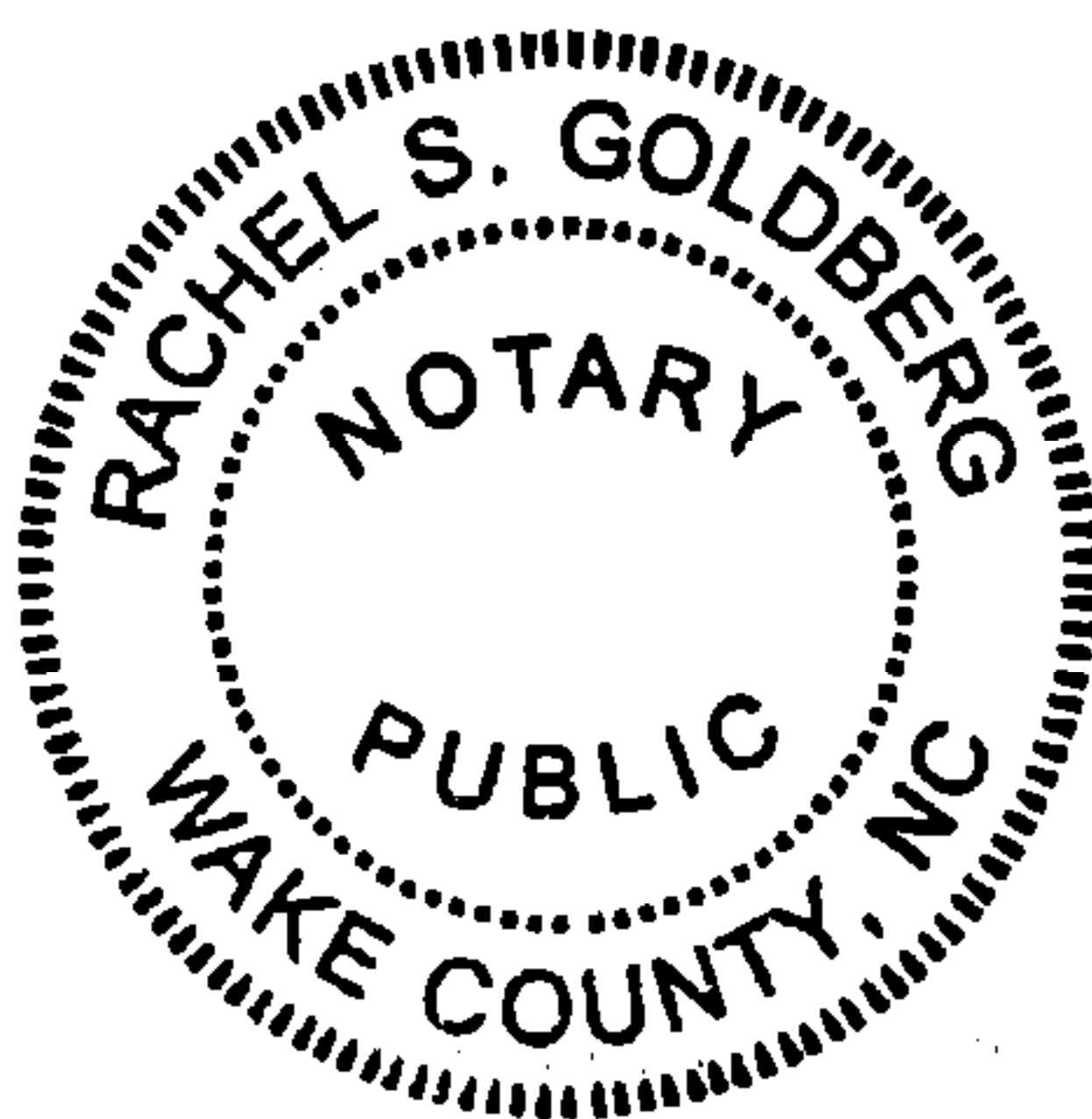


EXHIBIT A
LEGAL DESCRIPTION

LYING AND BEING in Hectors Creek Township, Harnett County, North Carolina, and being all the following property as depicted on that map entitled "CORRECTIONS TO PB 2024 PG 27 RECORDED MAP OF MAGNOLIA ACRES SUBDIVISION", prepared by Greg Bagley Engineer, dated January 20, 2025, and recorded in Book of Maps 2025, Page 139, Harnett County Registry:

All of Lots 1, 2, 5, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 37, 40, 42, 43, 45, 46, 47, 48 and 56.

EXHIBIT B
PARCEL ID NUMBERS

Lot 1	050633 0112 23
Lot 2	050633 0112 24
Lot 5	050633 0112 27
Lot 13	050633 0112 35
Lot 14	050633 0112 36
Lot 18	050633 0112 40
Lot 19	050633 0112 41
Lot 20	050633 0112 42
Lot 21	050633 0112 43
Lot 22	050633 0112 44
Lot 23	050633 0112 45
Lot 24	050633 0112 46
Lot 25	050633 0112 47
Lot 26	050633 0112 48
Lot 27	050633 0112 87
Lot 28	050633 0112 50
Lot 29	050633 0112 51
Lot 30	050633 0112 52
Lot 31	050633 0112 53
Lot 33	050633 0112 55
Lot 37	050633 0112 59
Lot 40	050633 0112 62
Lot 42	050633 0112 64
Lot 43	050633 0112 88
Lot 45	050633 0112 67
Lot 46	050633 0112 68
Lot 47	050633 0112 69
Lot 48	050633 0112 70
Lot 56	050633 0112 78