

Permits Engineer  
 NC DEQ – Fayetteville Regional Office  
 225 Green Street, Suite 714  
 Fayetteville, NC 28301

Dear Sir or Madam,

Insight at Kipling Village, LLC is the owner of the Kipling Village development, and the undersigned is the authorized representative of Insight at Kipling Village, LLC. NVR, Inc. dba Ryan Homes is under contract to purchase all lots in the development. In connection with the development, Insight at Kipling Village, LLC hereby authorizes NVR, Inc. dba Ryan Homes to pull erosion control permits and grants permission to obtain land disturbance permits on the lots they do not own.

Please let this letter also serve as authorization for NVR, Inc. dba Ryan Homes to work under the grading permit and surety of Insight at Kipling Village, LLC.

Additionally, per the legally binding land purchase contract between Insight at Kipling Village, LLC and NVR, Inc. dba Ryan Homes, as the two Financially Responsible Parties of LD Permit HARNE-2022-055 and NVR, Inc.'s future permits within the development, the agreement allows for this disturbance and the utilization of the existing approved E&SC measures, and additionally requires that the site plan Kipling Village will remain active for the entire period of lot development. Furthermore, the E&SC measures will not be removed nor converted, and that the E&SC plan approval and NCG01 Certificate of Coverage will remain active and in compliance, until all lot development is complete and permanent ground cover has been established as specified by both E&SC plans (Insight at Kipling Village's and NVR, Inc.'s).

Please call or email should you have any questions regarding this matter.

Authorized Agent (Print and Sign):

Kevin Penderville 

Date:

6.10.2024  
 Signature of Notary Public: Jamie Willey  
 Printed Name: Jamie Willey  
 My Commission Expires: 01/18/2025

|                                                                                           |
|-------------------------------------------------------------------------------------------|
| JAMIE WILLEY<br>Notary Public<br>State of Delaware<br>My Commission Expires<br>01/18/2025 |
|-------------------------------------------------------------------------------------------|

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

07/15/2022 03:45:28 PM

NC Rev Stamp: \$7,709.00

Book: 4159 Page: 246 - 249 (4) Fee: \$26.00

Instrument Number: 2022105170

HARNETT COUNTY TAX ID #  
080652 0017

07-15-2022 BY: TC

Excise Tax: \$7,709.00

Parcel Identification No.: 0652-47-0150.000

Prepared by: James Andrew Saputo, Jr.

After Recording Return to: Grantee

Brief Description: Approximately 69.126 Total Acres, Harnett Central Road

### **NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 12<sup>th</sup> day of July 2022, by and between

**GRANTOR:**

**HARNETT CENTRAL HOLDINGS, LLC,**

a North Carolina limited liability company

1611 Jones Franklin Road, Suite 101

Raleigh, North Carolina 27606

and

**GRANTEE:**

**INSIGHT AT KIPLING VILLAGE, LLC,**

a Delaware limited liability company

16255 Sussex Highway

Bridgeville, Delaware 19933

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 Hector's Creek Township, Harnett County, North Carolina and more particularly described as follows:

[SEE ATTACHED EXHIBIT A]

Submitted electronically by "Pope & Pope, Attorneys at Law, 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.

The property above described was acquired by Grantor by instrument recorded in Book 3734, Pages 952-957, Harnett County Registry.

Maps showing the property above described are recorded in Map Book 2018, Page 283, 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 that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever 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 2022.

The property described herein (please initial one):

\_\_\_\_\_  
  X  

Does include the primary residence of any Grantor.

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.

HARNETT CENTRAL HOLDINGS, LLC

By: [Signature] (Seal)  
Name: Richard L. Van Tassel, II  
Title: Manager

State of North Carolina

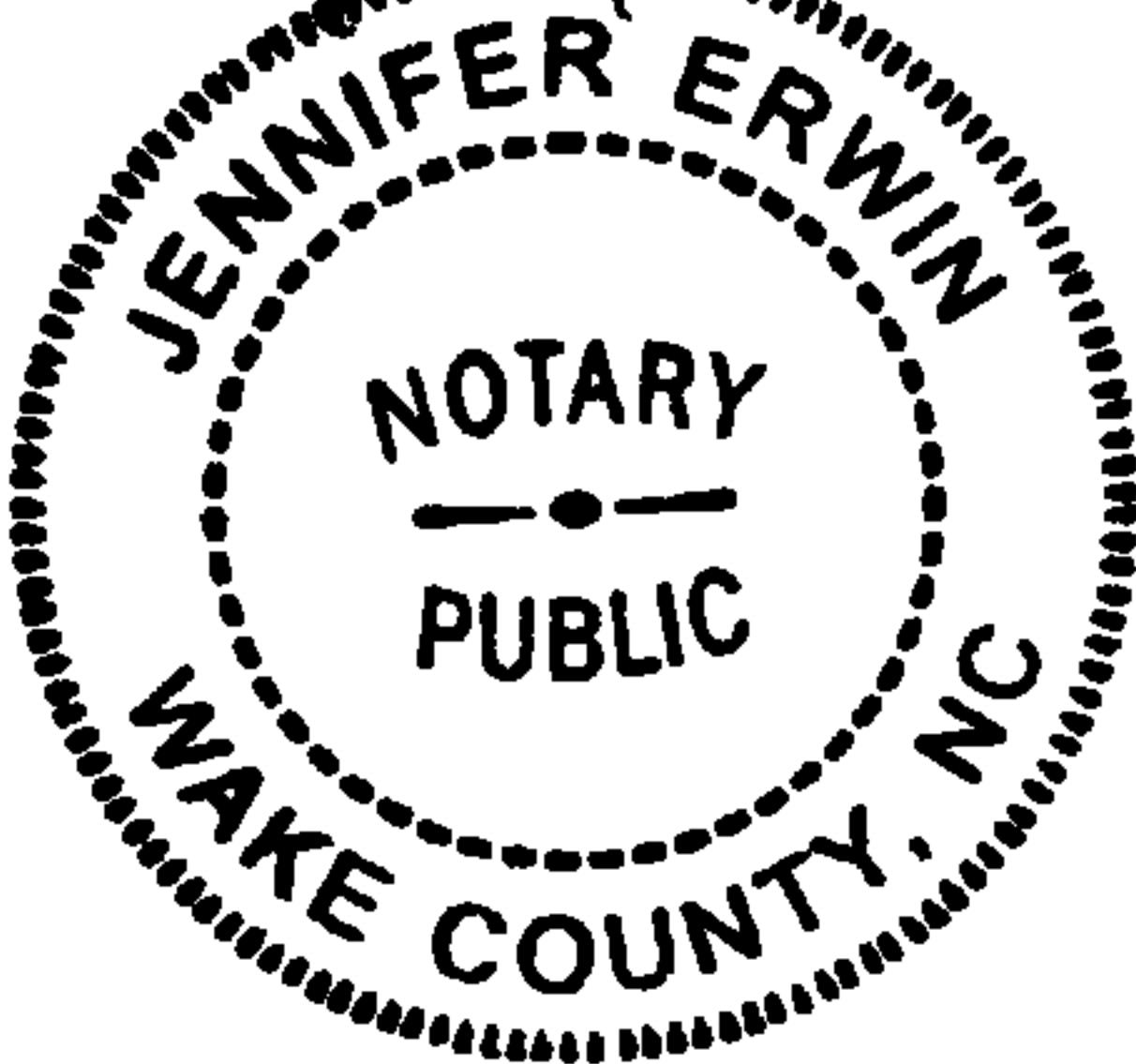
Wake County

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:

Richard L. Van Tassel, II.

Date: July 12, 2022

(Seal)



[Signature]  
Jennifer Erwin, Notary Public  
(Printed Name)

My commission expires March 25, 2024

## EXHIBIT A

Legal Description

BEING all of Lot 4, containing 69.126 gross acres, more or less, as shown on that Lot Recombination map for Penny Road Developers, LLC recorded in Map Book 2018, Page 283, Harnett County Registry.

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 225 Green Street, Suite 714  
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Authorized Agent (Print and Sign):

Kevin Penderville 

Date:

6.10.2024  
 Signature of Notary Public: Jamie Willey  
 Printed Name: Jamie Willey  
 My Commission Expires: 01/18/2025

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| JAMIE WILLEY<br>Notary Public<br>State of Delaware<br>My Commission Expires<br>01/18/2025 |
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