

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
09/08/2022 04:03:28 PM
Book: 4166 Page: 200 - 204 (5)
Instrument Number: 2022109044

NC Rev Stamp: \$2,844.00
Fee: \$26.00

HARNETT COUNTY TAX ID #
040672 0103
040672 0100

09-08-2022 BY: AG

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: \$2,844.00

Real Estate ID #: 040672 0103 & 040672 0100

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording: MAIL TO GRANTEE

This instrument was prepared by: Moore & Alphin, PLLC [22-HONEYCUTT-DRB]

Brief description for the Index: 20.533 Acres, James Norris Road & 27.463 Acres, Wheeler Drive

THIS DEED is made as of the date set forth in the notary acknowledgment hereon, by and between:

GRANTORS	GRANTEE
<p>SHELBY H. COLLINS F.K.A. SHELBY H. WILSON [TRACT ONE]</p> <p>SHELLSTAR, LLC a North Carolina limited liability company [TRACT TWO]</p> <p><u>Grantor's Address</u> 1549 Wheeler Drive Angier, NC 27501</p>	<p>DRB GROUP NORTH CAROLINA, LLC a North Carolina limited liability company</p> <p><u>Grantee's Address</u> 2099 Gaither Road, Suite 600 Rockville, MD 20850</p>

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 Black River

Township, Harnett County, North Carolina and more particularly described as shown on the attached **Exhibit A**.

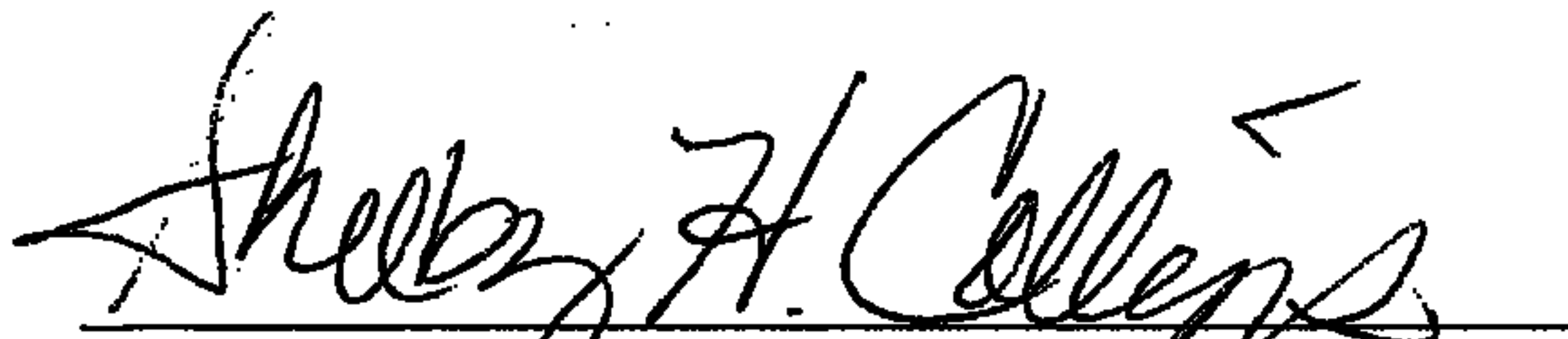
Pertaining to Tract One: Prenuptial Agreement and Agreement Relating to Property between Edward Brian Collins, Jr. and Shelby H. Collins recorded in Book 1678, Page 856, Harnett County Registry.

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 is seized of said real property in fee simple, has the right to convey the same in fee simple, that title is marketable and free of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, other than the following exceptions:

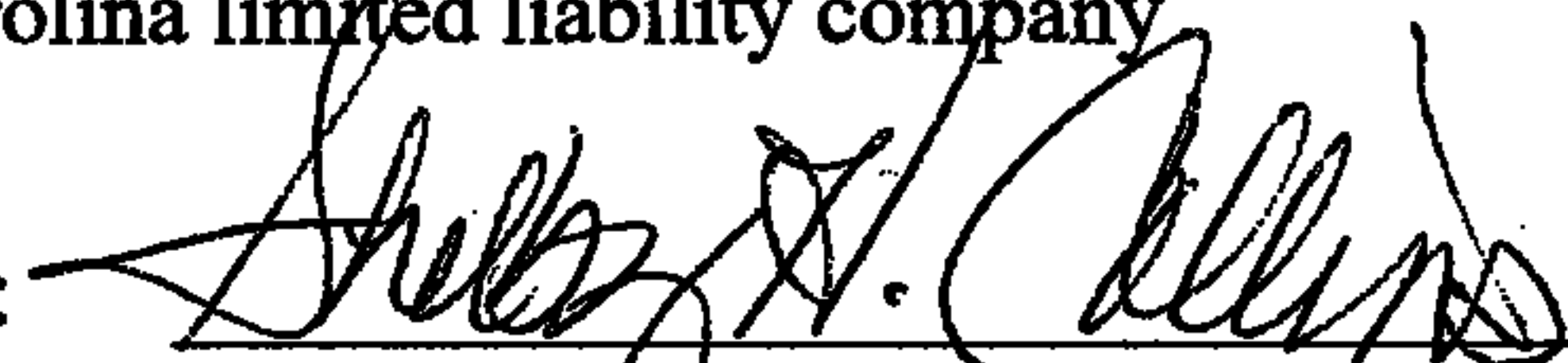
- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

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



 Shelby H. Collins f.k.a. Shelby H. Wilson

Shellstar, LLC
 a North Carolina limited liability company

By: 

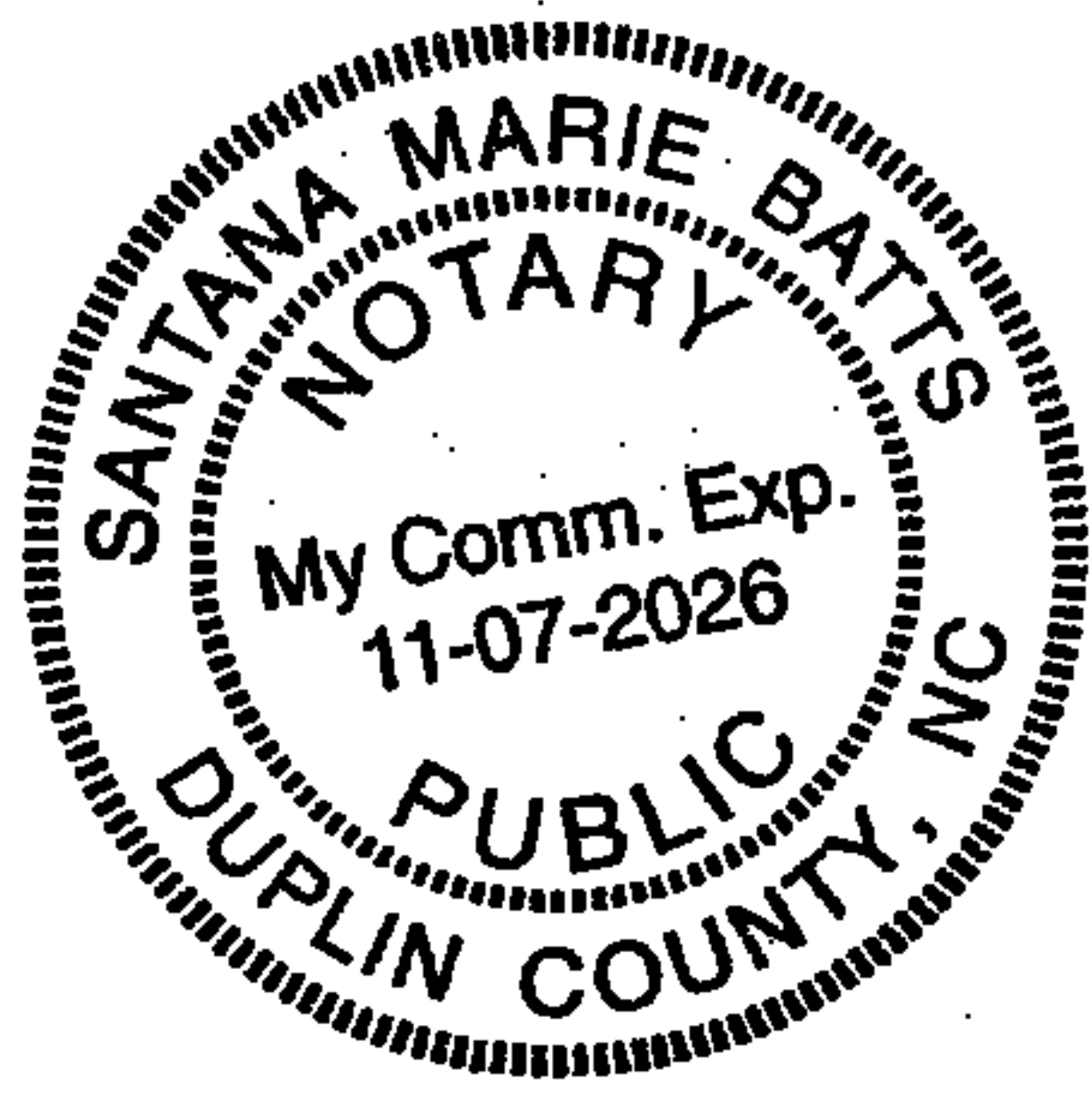
 Shelby H. Collins, Sole Member

State of NC - County of Johnston :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Shelby H. Collins** **f.k.a. Shelby H. Wilson**

Date: 9/1/2022

(Stamp or Seal)



Signature of Notary

Printed Name: _____

My commission expires: _____

State of NC - County of Johnston :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Shelby H. Collins,** **Sole Member of Shellstar, LLC**

Date: 9/1/2022

(Stamp or Seal)



Signature of Notary

Printed Name: _____

My commission expires: _____

EXHIBIT A**Tract One:**

BEGINNING at a point in the centerline of James Norris Road (S.R. 1440) (60' Public Right of Way) and being the southeast property corner for Lot #6B recorded in Plat Book 6, Page 126, Durham County Registry, said point being South 66°53'11" East 33.21 feet from an existing 5/8" rebar having N.C. Grid Coordinates (NAD 83/2011) of N=630,345.86, E=2,067,424.89, thence leaving said centerline North 66°53'11" West 33.55 feet to a point on the western right of way of James Norris Road (S.R. 1440) (60' Public Right of Way), thence leaving said right of way North 66°53'11" West 374.02 feet to a 5/8" rebar found, thence North 32°15'53" West 1,119.80 feet to a rebar set in a 15" River Birch root, thence North 00°47'07" East 372.92 feet to a 1" disturbed iron pipe found at a ditch, thence North 26°48'03" West 206.11 feet to a rebar set, thence North 32°24'23" West 241.81 feet to a rebar set near a pond, thence North 32°24'23" West 89.88 feet to a point in the pond, thence leaving said pond South 80°56'56" East 126.51 feet to a point in the centerline of White Cap Branch, thence with said ditch centerline South 14°06'17" West 2.68 feet to a point, thence South 54°58'07" East 36.29 feet to a point, thence South 68°53'00" East 19.84 feet to a point, thence South 44°27'28" East 58.98 feet to a point, thence South 60°29'50" East 27.55 feet to a point, thence South 58°54'17" East 55.50 feet to a point, thence South 53°00'36" East 72.00 feet to a point, thence South 57°32'48" East 40.95 feet to a point, thence South 62°50'23" East 52.96 feet to a point, thence South 30°24'26" East 17.11 feet to a point, thence South 47°44'24" East 50.91 feet to a point, thence South 39°04'38" East 68.72 feet to a point, thence South 48°31'48" East 41.48 feet to a point, thence leaving said ditch centerline South 52°34'16" East 53.59 feet to a 5/8" rebar found, thence South 34°40'37" West 64.30 feet to a 5/8" rebar found, thence South 46°35'08" East 151.68 feet to a 5/8" rebar found, thence South 43°49'58" East 686.05 feet to a rebar set on the western right of way of James Norris Road (SR 1440) (60' Public Right of Way), thence leaving said right of way South 43°49'58" East 47.68 feet to a cotton spike found in James Norris Road (SR 1440) (60' Public Right of Way), thence South 43°29'22" East 0.90 feet to a point on the centerline of James Norris Road (SR 1440) (60' Public Right of Way), thence along said centerline South 04°33'13" East 237.21 feet to a point, thence South 04°21'59" East 105.52 feet to a point, thence South 04°36'49" East 96.15 feet to a point, thence South 04°27'24" East 395.26 feet to a point, thence South 04°05'51" East 38.58 feet to the point and place of BEGINNING containing 20.533 Acres more or less, inclusive of 0.617 Acres in James Norris Road (S.R. 1440) right of way.

Tract Two:

BEGINNING at a rebar set in a 15" River Birch root on the eastern property line of Shellstar, LLC property, Map Book 2000, Page 451, said rebar being the following two calls from an existing 5/8" rebar in James Norris Road, having N.C. Grid Coordinates (NAD 83/2011) of N=630,345.86, E=2,067,424.89; North 66°53'11" West 374.36 feet to a 5/8" rebar found, thence North 32°15'53" West 1,119.80 feet to the point and place of BEGINNING, thence from said BEGINNING point North 32°15'53" West 8.64 feet to a rebar set, thence South 49°04'33" West 22.78 feet to a nail at the base of a 2" bent iron pipe found, thence North 40°58'30" West 50.80

feet to a ¼" iron pipe found with a nail in top, thence North 40°42'13" West 348.59 feet to a leaning 1" disturbed iron pipe found, thence North 40°49'59" West 391.07 feet to a 1" iron pipe found, thence North 40°46'02" West 349.17 feet to a 1" iron pipe found in concrete, thence North 41°04'20" West 33.27 feet to a ¼" by ¼" square bar found, thence North 52°51'31" West 512.18 feet to a 5/8" rebar found, thence North 26°05'56" East 131.73 feet to a ½" iron pipe found, thence North 26°05'56" East 13.51 feet to a point in the centerline of White Cap Branch, thence with said branch South 77°42'39" East 29.04 feet to a point, thence South 18°01'35" East 45.06 feet to a point, thence South 31°23'09" East 12.77 feet to a point, thence South 41°19'33" East 18.75 feet to a point, thence South 45°02'54" East 33.54 feet to a point, thence South 49°32'37" East 19.79 feet to a point, thence South 86°39'32" East 32.58 feet to a point, thence South 61°24'49" East 36.25 feet to a point, thence North 87°20'14" East 50.38 feet to a point, thence South 52°06'20" East 13.64 feet to a point, thence North 51°41'46" East 20.54 feet to a point, thence South 63°15'28" East 31.81 feet to a point, thence North 16°52'28" East 19.35 feet to a point, thence North 45°39'40" East 32.88 feet to a point, thence South 77°17'01" East 38.75 feet to a point, thence North 56°39'57" East 37.90 feet to a point, thence North 51°10'09" East 26.71 feet to a point, thence North 05°00'17" West 17.64 feet to a point, thence North 37°27'55" East 23.29 feet to a point, thence North 62°49'07" East 20.81 feet to a point, thence North 16°27'26" East 31.71 feet to a point, thence North 62°56'13" East 18.47 feet to a point, thence North 75°37'52" East 38.85 feet to a point, thence North 68°35'26" East 10.86 feet to a point, thence North 59°06'22" East 7.75 feet to a point, thence South 85°27'58" East 41.10 feet to a point, thence North 42°32'38" East 48.52 feet to a point, thence North 73°25'58" East 10.23 feet to a point, thence South 59°13'19" East 22.15 feet to a point, thence South 86°36'03" East 20.23 feet to a point, thence North 35°36'46" East 27.47 feet to a point, thence North 74°57'38" East 32.33 feet to a point, thence South 57°33'06" East 39.45 feet to a point, thence North 74°50'08" East 19.28 feet to a point, thence South 03°21'26" West 21.44 feet to a point, thence South 61°25'25" East 48.33 feet to a point, thence South 74°09'51" East 49.01 feet to a point, thence South 47°46'53" East 34.23 feet to a point, thence North 68°42'05" East 4.52 feet to a point, thence North 86°35'09" East 11.02 feet to a point, thence South 52°34'16" East 28.56 feet to a point, thence North 65°53'59" East 7.73 feet to an angle iron found, thence leaving said branch South 80°56'56" East 444.69 feet to a point in a pond, thence leaving said pond South 32°24'23" East 89.88 feet to a rebar set near the pond edge, thence South 32°24'23" East 241.81 feet to a rebar set, thence South 26°48'03" East 206.11 feet to a 1" disturbed iron pipe found at a ditch, thence South 00°47'07" West 372.92 feet to the point and place of BEGINNING containing 27.463 Acres more or less.