

Matthew S. Willis Register of Deeds
Harnett County, NC

Electronically Recorded

02/02/2024 02:09:35 PM

NC Rev Stamp: \$1,390.00

Book: 4222 Page: 600 - 603 (4) Fee: \$26.00

Instrument Number: 2024001733

HARNETT COUNTY TAX ID#
040683 0048 06

02-02-2024 BY SM

Prepared By: Midtown Property Law, without benefit of title opinion or tax advice
After Recording Mail To: Grantee
Excise Tax \$1,390

GIS PIN/Tax Map No. 0693-00-7553

Brief Property Description:
Portion Lot 3, PC 5-45

SPECIAL WARRANTY DEED

This deed made this 2nd day of February, 2024, by and between:

Grantors:

Timothy Woodrow Campbell and spouse
Lorena Gail Campbell

5030 Old Stage Road

Angier, NC 27501

Virginia Lee Campbell (unmarried)

5574 N.C. Hwy. 210 N.

Angier, NC 27501

Jane Marie Campbell Yarborough
(unmarried)

60 Lake Eva Marie Drive

Raleigh, NC 27603

Stevie Glenn McLamb (unmarried),
individually and as Administrator of the **Estate**
of Susan Campbell Avery

286 Perry Road

West Jefferson, NC 28694

Grantee:

GreyHill Development, LLC (a North Carolina
Limited Liability Company)

Grantee Address:

516 N. East Street

Raleigh, NC 27604

Property Address:
0 Old Stage Road
Coats, NC 27521

Submitted electronically by Ellis & Winters LLP in
compliance with North Carolina statutes governing
recordable documents and the terms of the
submitter agreement with the Harnett County
Register of Deeds.

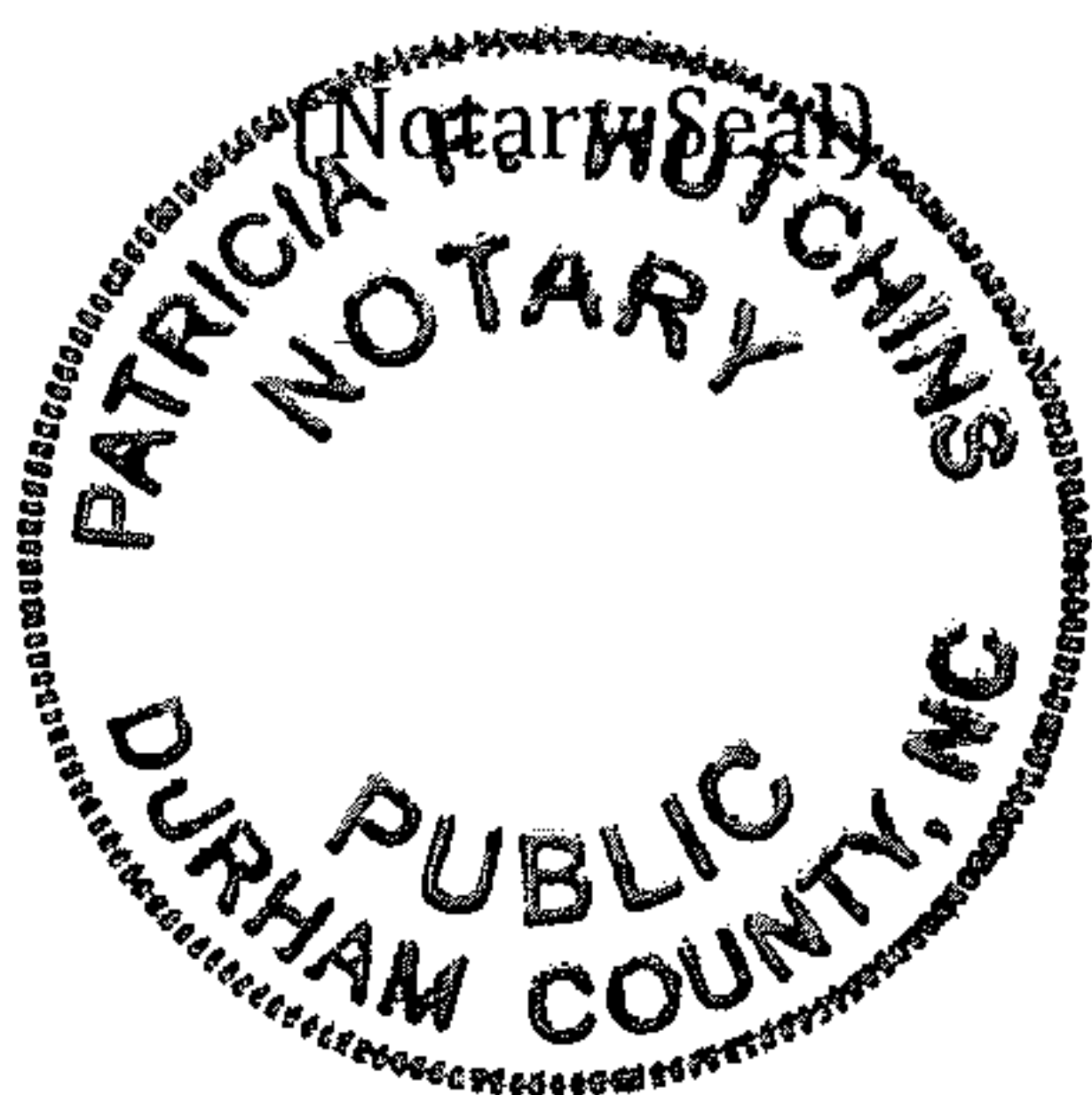
For valuable consideration paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantors by this Deed do hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain parcel of land in Harnett County, North Carolina that is more particularly described in Exhibit A attached hereto (the "Property"), to have and to hold the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantors covenant with Grantee that Grantors have done nothing to impair such title as Grantors received, and Grantors shall warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantors, other than the following exceptions:

- (i) Matters shown on that Survey entitled "Boundary Survey Exclusively for Dan Ryan Builders" dated September 17, 2021 and prepared by Steven P. Carson, Bateman Civil Survey Company;
- (ii) Ad valorem taxes for 2024 and subsequent years;
- (iii) Easements to CP&L recorded in Book 894, Page 194; Book 1138, Page 697; and Book 1614, Page 449, Harnett County Registry; and
- (iv) Riparian and/or littoral rights and rights of others in and to the flow of waters over, upon or adjacent to the Property; title to any portion of the Property owned by an governmental entity including land below the mean highwater mark, marsh, dredged or filled areas, and title to any portion of the land subject to the rights of the Federal Government under the Federal Navigational Servitude.

See also that deed recorded in Book 705, Page 253 and that plat recorded in Plat Cabinet 5, Slide 45. All or a portion of the Property does not include the primary residence of a Grantor.

In witness whereof, Grantors have duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Timothy Woodrow Campbell (SEAL)
Timothy Woodrow Campbell

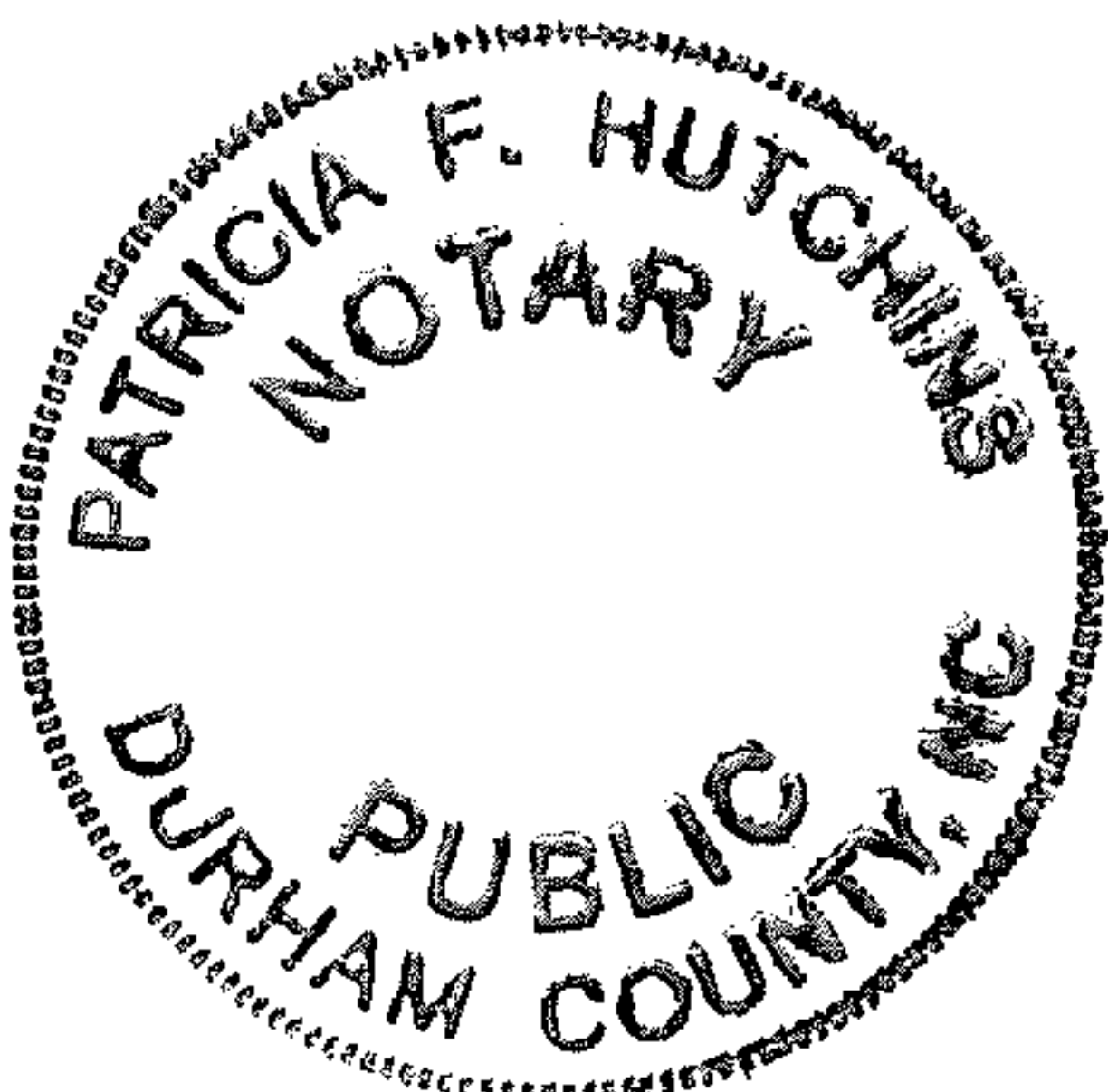


State of NC, County of Wake
I certify that the following person(s) appeared before me this day, acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Timothy Woodrow Campbell.
This the 18 day of February, 2024.

Patricia F. Hutchins, Notary Public;
my commission expires: 1-28-2029

Lorena Gail Campbell (SEAL)
Lorena Gail Campbell

(Notary Seal)

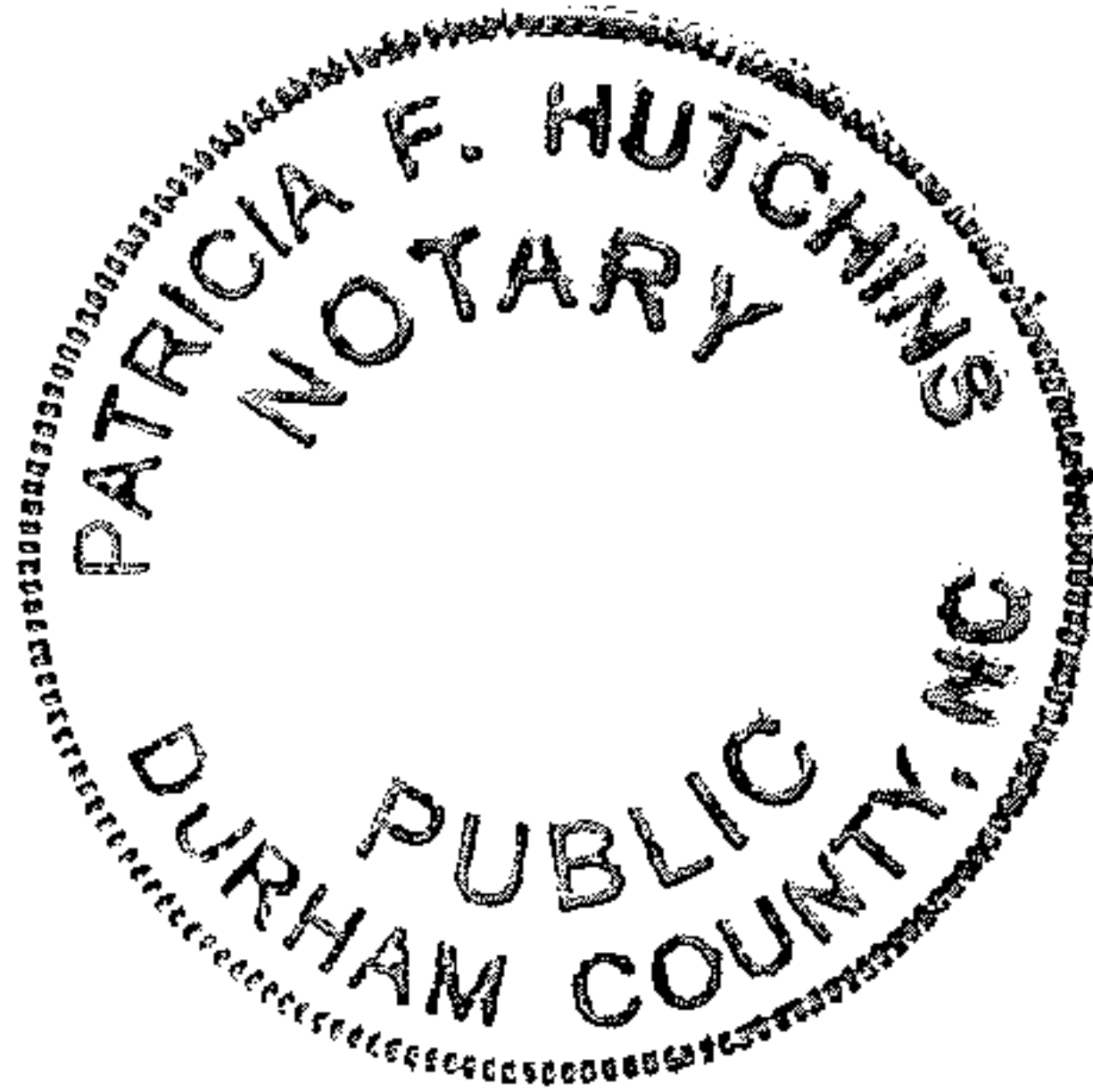


State of NC, County of Wake
I certify that the following person(s) appeared before me this day, acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lorena Gail Campbell.
This the 18 day of February, 2024.

Patricia F. Hutchins, Notary Public;
my commission expires: 1-28-2029

Virginia Lee Campbell (SEAL)
Virginia Lee Campbell

(Notary Seal)



State of NC, County of Wake

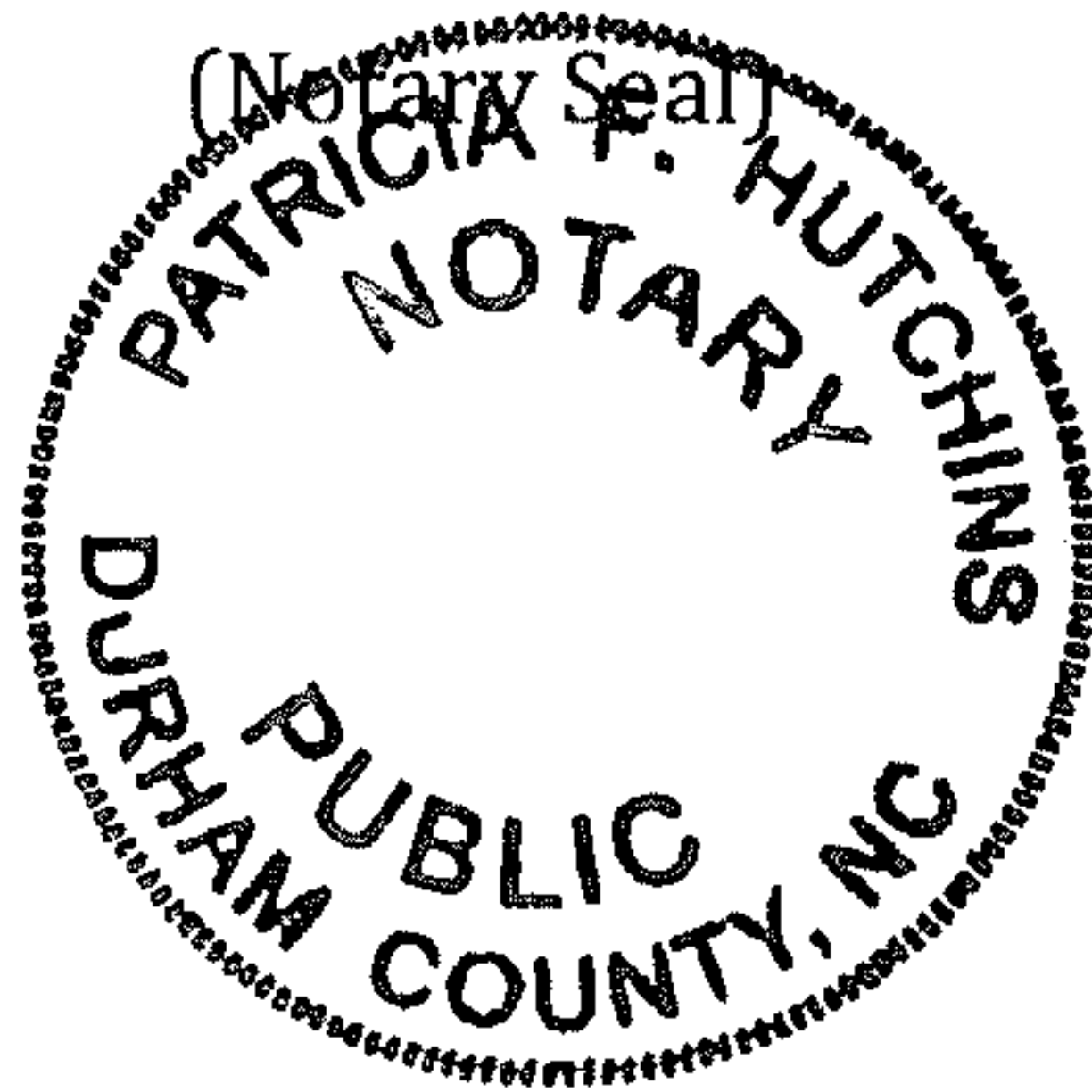
I certify that the following person(s) appeared before me this day, acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Virginia Lee Campbell.

This the 8 day of February, 2024.

Patricia F. Hutchins, Notary Public;
my commission expires: 1-28-2029

Jane Marie Campbell Yarborough (SEAL)
Jane Marie Campbell Yarborough

(Notary Seal)



State of North Carolina, County of Wake

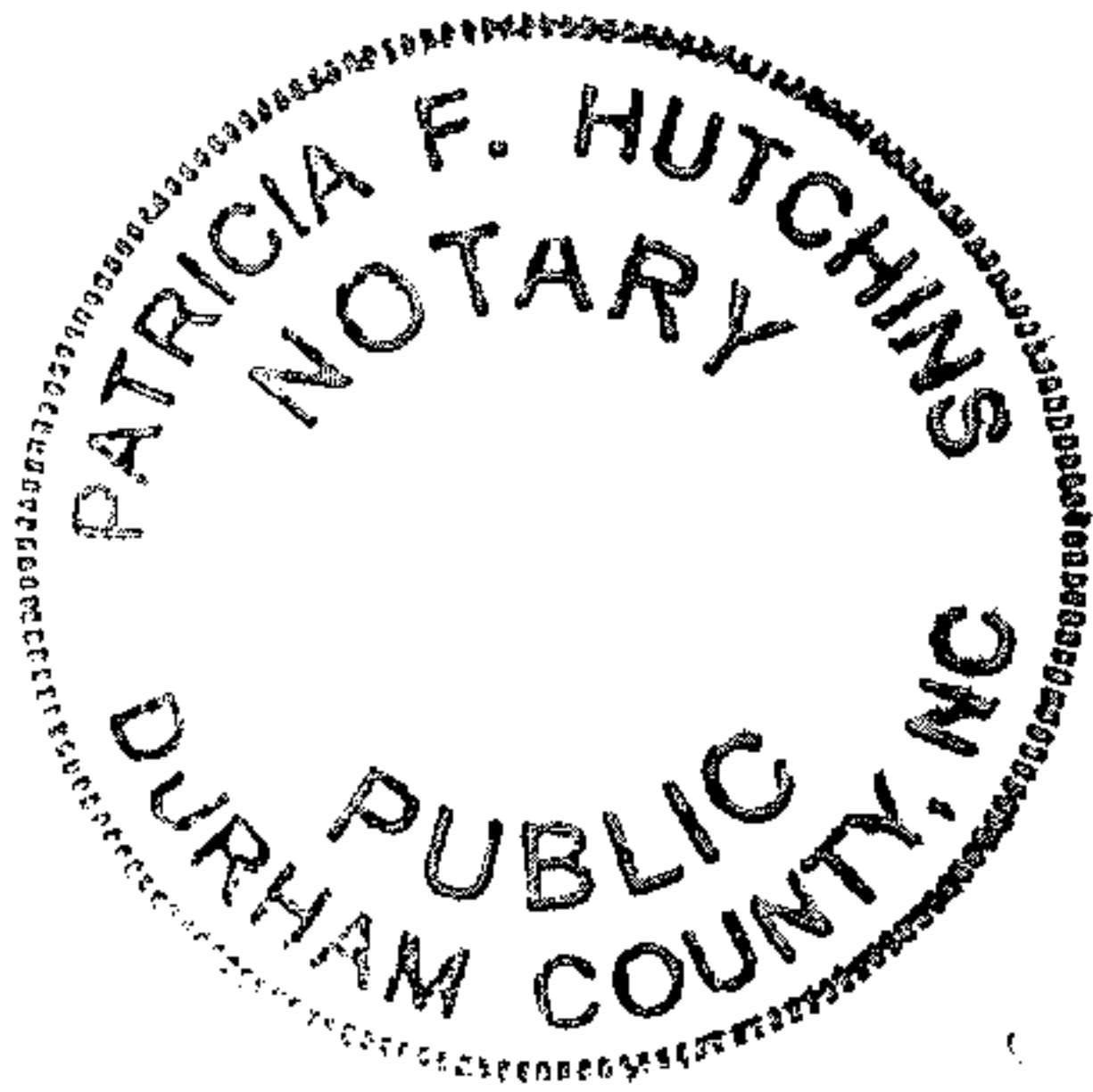
I certify that the following person(s) appeared before me this day, acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jane Marie Campbell Yarborough.

This the 31st day of January, 2024.

Patricia F. Hutchins, Notary Public;
my commission expires: 1-28-2029

Stevie Glenn McLamb (SEAL)
Stevie Glenn McLamb (individually)

(Notary Seal)



Stevie Glenn McLamb (SEAL)
Stevie Glenn McLamb (as Administrator of the Estate of Susan Campbell Avery)

State of NC, County of Wake

I certify that the following person(s) appeared before me this day, acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Stevie Glenn McLamb, individually and as Administrator of the Estate of Susan Campbell Avery.

This the 1st day of February, 2024.

Patricia F. Hutchins, Notary Public;
my commission expires: 1-28-2029

EXHIBIT A

LEGAL DESCRIPTION

Said lot or parcel of land is situated in Harnett County, North Carolina, being more particularly described as follows:

BEGINNING AT AN EXISTING 1" IRON PIPE, SAID DESCRIBED AS HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N: 629,650.08', E: 2,090,179.81' AND RUNNING THE FOLLOWING CALLS: N 18°36'27" W A DISTANCE OF 149.83 FEET TO AN EXISTING 1" IRON PIPE FOUND; THENCE, N 60°30'26" E A DISTANCE OF 69.79 FEET TO AN EXISTING 1/4" IRON REBAR FOUND; THENCE, N 19°20'17" W A DISTANCE OF 205.20 FEET TO AN EXISTING 1/4" IRON REBAR FOUND; THENCE, S 73°36'19" W A DISTANCE OF 263.89 FEET TO AN EXISTING 1/4" IRON REBAR FOUND ON THE EASTERN RIGHT OF WAY OF OLD STAGE ROAD NORTH; THENCE, WITH SAID RIGHT OF WAY, N 18°41'44" W A DISTANCE OF 255.41 FEET TO AN EXISTING 1/2" IRON REBAR FOUND; THENCE, LEAVING SAID RIGHT OF WAY, N 71°34'09" E A DISTANCE OF 260.40 FEET TO AN EXISTING 1/2" IRON REBAR FOUND; THENCE, N 18°25'51" W A DISTANCE OF 150.00 FEET TO AN EXISTING 1/2" IRON REBAR FOUND; THENCE, S 71°34'09" W A DISTANCE OF 260.40 FEET TO AN EXISTING 1/2" IRON REBAR FOUND ON THE EASTERN RIGHT OF WAY OF OLD STAGE ROAD NORTH; THENCE WITH SAID RIGHT OF WAY, N 18°29'04" W A DISTANCE OF 397.82 FEET TO AN EXISTING 3/4" IRON REBAR FOUND; THENCE, LEAVING SAID RIGHT OF WAY, S 88°42'23" E A DISTANCE OF 403.57 FEET TO AN EXISTING 1/2" IRON REBAR FOUND; THENCE, N 52°09'52" E A DISTANCE OF 30.00 FEET TO AN EXISTING 1/2" IRON REBAR FOUND; THENCE, S 37°48'08" E A DISTANCE OF 70.51 FEET TO AN EXISTING 1/2" IRON REBAR FOUND; THENCE, S 88°41'08" E A DISTANCE OF 406.92 FEET TO A 3/4" IRON REBAR FOUND; THENCE, N 27°37'13" E A DISTANCE OF 335.63 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N 10°47'31" E A DISTANCE OF 285.10 FEET TO A T POST FOUND; THENCE, WITH THE HIGH WATER MARK OF POPE'S LAKE (PER DB 705, PG 253) S 55°07'46" E A DISTANCE OF 219.50 FEET TO A COMPUTED POINT; THENCE, S 83°25'46" E A DISTANCE OF 171.60 FEET TO A COMPUTED POINT; THENCE, N 78°34'14" E A DISTANCE OF 207.90 FEET TO A COMPUTED POINT; THENCE, S 75°25'46" E A DISTANCE OF 132.00 FEET TO A COMPUTED POINT; THENCE, S 42°25'46" E A DISTANCE OF 132.00 FEET TO A COMPUTED POINT; THENCE, S 34°20'46" E A DISTANCE OF 264.00 FEET TO A COMPUTED POINT; THENCE, S 65°50'46" E A DISTANCE OF 165.00 FEET TO A COMPUTED POINT; THENCE, S 43°15'46" E A DISTANCE OF 141.20 FEET TO AN EXISTING T POST; THENCE, LEAVING THE HIGH WATER MARK OF POPE'S LAKE, S 60°30'33" W A DISTANCE OF 1,941.61 FEET TO THE POINT OF BEGINNING; CONTAINING 37.08 ACRES, MORE OR LESS.

Property Address (for convenient reference only):

0 Old Stage Road
Coats, NC 27521