

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
03/08/2023 02:11:52 PM NC Rev Stamp: \$7,800.00
Book: 4184 Page: 2543 - 2545 (3) Fee: \$26.00
Instrument Number: 2023003461

HARNETT COUNTY TAX ID #
080642 0038
080652 0061

03-08-2023 BY: TC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$7,800
Parcel ID:	080642 0038 and 080652 0061
Mail/Box to:	Grantee
Prepared by:	James S. Adcock III, PA WITHOUT TITLE EXAMINATION OR TAX ADVICE GIVEN
Brief description for the Index:	24.1 acres and 55 acres, Olive Branch Road

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 8 day of March 2023, by and between:

GRANTOR	GRANTEE
FUSION VENTURES LLC a North Carolina limited liability company 624 Holly Springs Road, Ste. 324 Holly Springs, NC 27540	KB HOME RALEIGH-DURHAM INC., a Delaware corporation Mailing address: 4506 S. Miami Blvd., Ste. 100 Durham, NC 27703

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, Harnett County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED BY REFERENCE
AS IF FULLY SET FORTH HEREIN

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 4101 page 951, Harnett County Registry.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Map Book _____, Page _____, Harnett County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for 2023 and subsequent years.
2. Easements, covenants, conditions, restrictions, and rights of way affecting the subject Property.
3. Applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

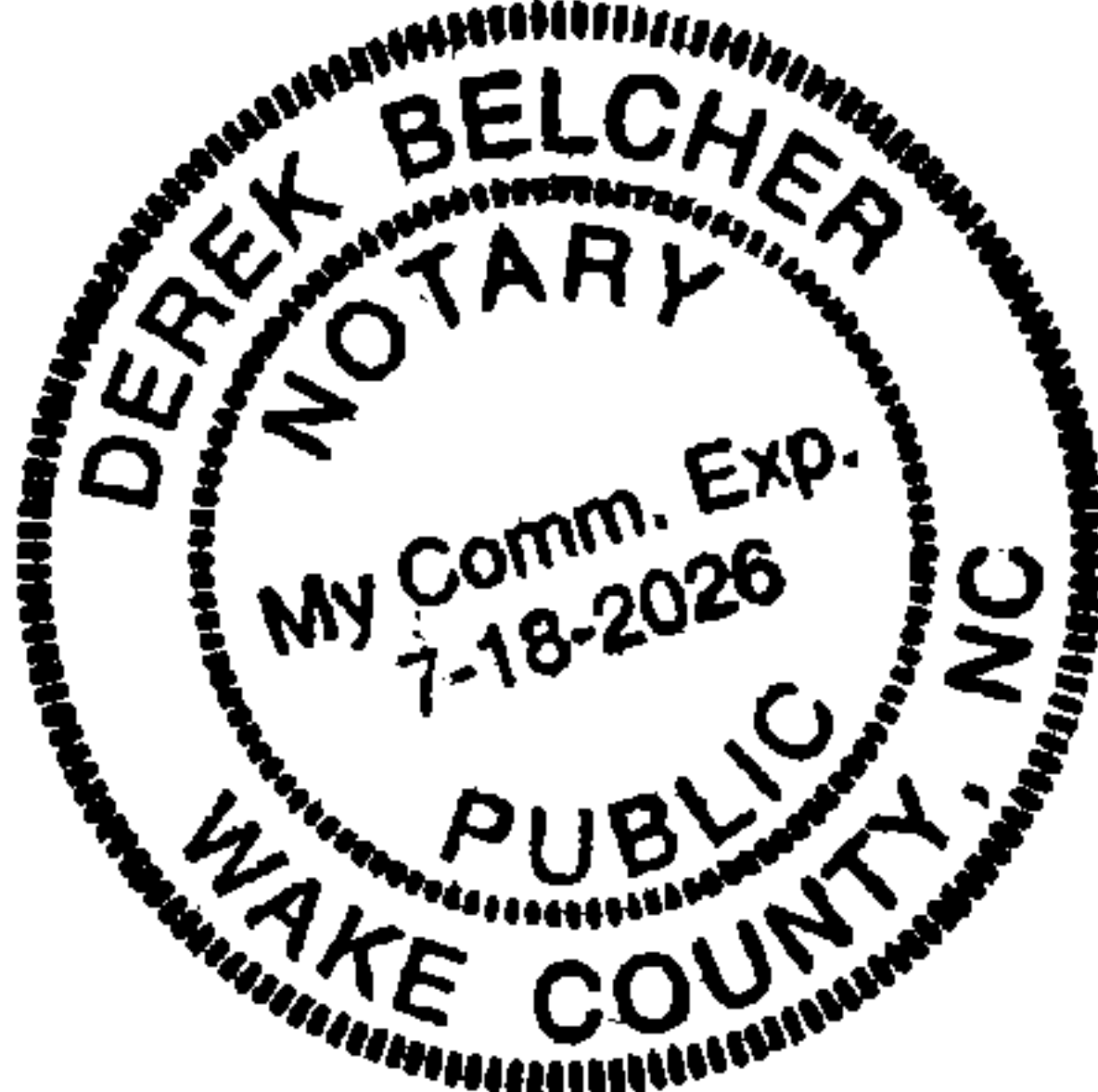
FUSION VENTURES LLC
a North Carolina limited liability company

By: [Signature]
Name: Danielle Weaver
Title: Manager

STATE OF NC, COUNTY OF Wake

I Derek Belcher, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 31 day of January 20 23 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Danielle Weaver, as Manager of Fusion Ventures LLC, a North Carolina limited liability company.

Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)
My commission expires: 7-18-26

EXHIBIT A**Tract 1:****Parcel ID 080652 0061**

BEGINNING at an iron stake, a corner with L.P. Wells in Mrs. C.M. Matthews' western line and runs thence with L.P. Wells' northern line North 58 deg. 05 minutes West 1214 feet to an iron stake, a corner with said L.P. Wells in Worth Senter's eastern line; thence with said Worth Senter's line North 5 deg. 30 minutes East 604 feet, crossing a dirt road leading to Kipling, North Carolina, to an iron stake; thence South 88 degrees East 208 feet, crossing said dirt road to a stake; thence North 32 degrees East 312 feet to a stake in the eastern margin of said dirt road; thence South 62 degrees East 792.5 feet to an iron stake, a corner with C.M. Matthews; thence South 4 degrees 50 minutes West 1136 feet with Mrs. C.M. Matthews line to an iron stake, being the point and place of BEGINNING, and containing 24.1 acres, more or less, according to a map made by C. W. Russum, Registered Surveyor, on November 12, 1956, of the property of R. O. Senter Estate. For reference, see Book 376, Page 3, Harnett County Registry.

Tract 2:**Parcel ID 080642 0038**

BEGINNING at a bay on the north side of a ditch, M. J. Senter's corner, and runs as his line North 2 East 37 chains to a stake and pointers, his corner in Cotton's line; thence as his line South 65 East 7 chains and 50 links to a stake, Cotton's and L. D. Matthews' corner; thence as Matthews line South 88 East 8 chains to a stake and pointers, E. L. Matthews' corner; then as his line and past his corner with McKay's line South 2 West 36 chains and 60 links to a pine by the side of the path, M. J. Senter's corner; then as his line due West 16 chains and 26 links to the beginning and contains fifty-five (55) acres land, more or less. For reference, see Book 170, Page 270, Harnett County Registry.