

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded

HARNETT COUNTY TAX ID #
080642 0038
080652 0061

03/08/2023 02:11:53 PM NC Rev Stamp: \$0.00
Book: 4184 Page: 2546 - 2549 (4) Fee: \$26.00
Instrument Number: 2023003462

03-08-2023 BY: TC

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	\$0
Parcel ID:	080642 0038 and 080652 0061
Mail/Box to:	Grantee
Prepared by:	James S. Adcock III, PA WITHOUT TITLE EXAMINATION OR TAX ADVICE
Brief description for the Index:	24.1 acres and 55 acres, Olive Branch Road

THIS NON-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 _____, _____ Township, 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.

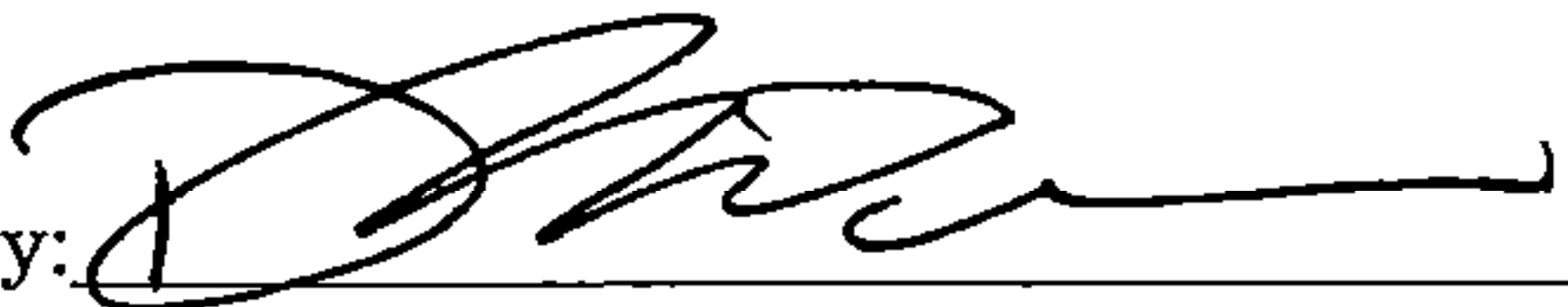
A map showing the Property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor makes no warranty of title to the Property.

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

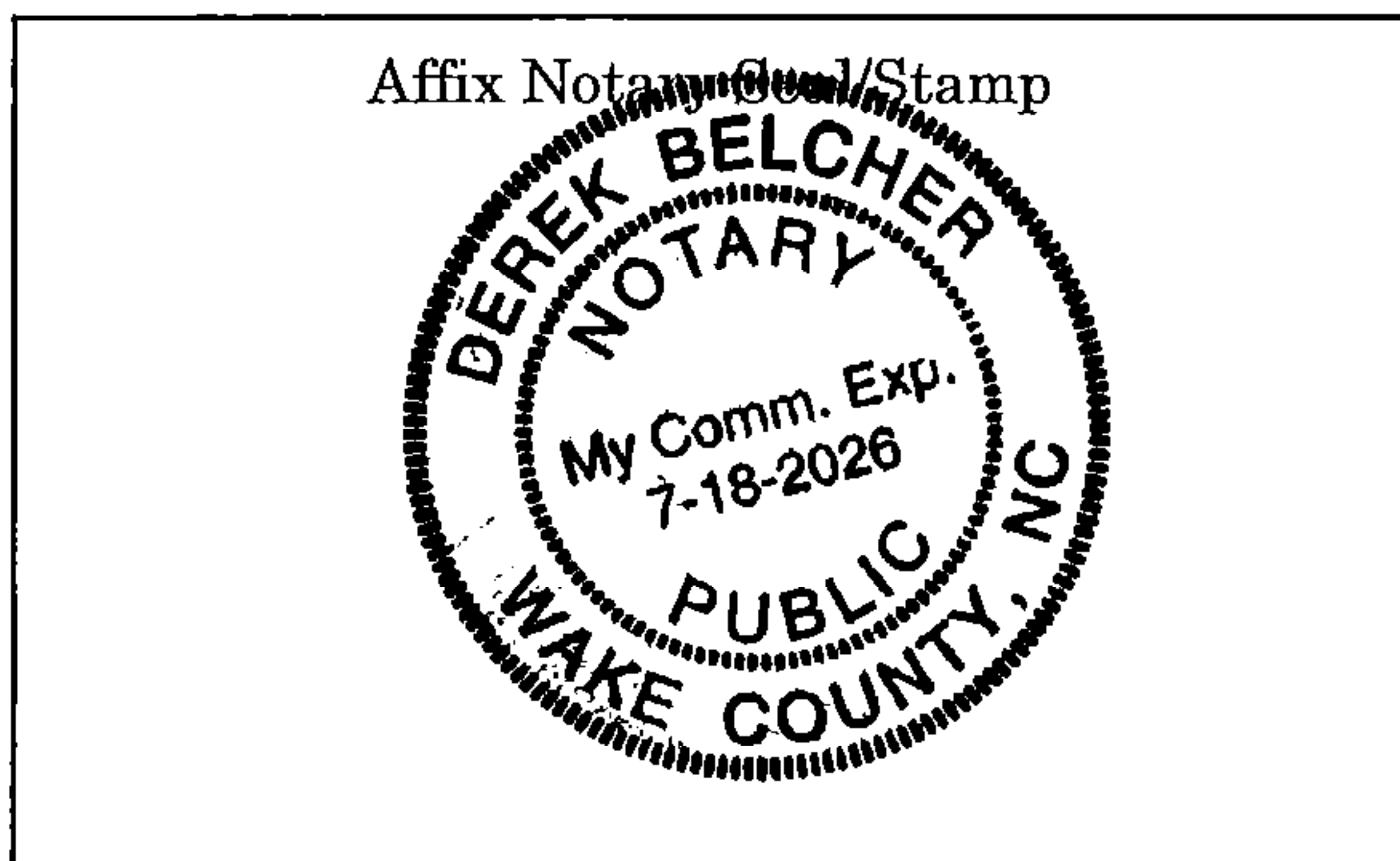
FUSION VENTURES LLC

a North Carolina limited liability company

By: 
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 2023 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.




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

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

ALL THAT PARCEL OR TRACT OF LAND NOW OR FORMERLY OF FUSION VENTURES, LLC DESCRIBED AS TRACT 1 IN DEED BOOK 4116 AT PAGE 665 OF THE HARNETT COUNTY REGISTER OF DEEDS (PIN 0642-74-6953.000) LYING IN HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND ON THE SOUTHEASTERN RIGHT OF WAY OF OLIVE BRANCH ROAD AND THE NORTHERN CORNER OF THE PARCEL DESCRIBED AS TRACT 1 IN DEED BOOK 4116 AT PAGE 665 OF THE HARNETT COUNTY REGISTER OF DEEDS (PIN 0642-74-6953.000), SAID IRON PIPE BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N= 622,646.38' AND E= 2,409,109.78'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY, S64°39'47"E A DISTANCE OF 765.61 FEET TO A 1" IRON PIPE FOUND; THENCE, S64°39'47"E A DISTANCE OF 0.28 FEET TO AN AXLE FOUND; THENCE, S64°39'47"E A DISTANCE OF 121.44 FEET TO A 3/4" IRON PIPE SET; THENCE, S07°15'22"W A DISTANCE OF 1,093.51 FEET TO AN IRON PIPE FOUND; THENCE, N61°33'20"W A DISTANCE OF 1,217.13 FEET TO A 1" IRON PIPE FOUND; THENCE, N01°57'13"E A DISTANCE OF 320.06 FEET TO A 3/4" IRON PIPE FOUND ON THE SOUTHEASTERN RIGHT OF WAY OF OLIVE BRANCH ROAD; THENCE, LEAVING SAID RIGHT OF WAY, N01°57'13"E A DISTANCE OF 106.53 FEET TO A COMPUTED POINT ON THE NORTHWESTERN RIGHT OF WAY OF OLIVE BRANCH ROAD; THENCE, LEAVING SAID RIGHT OF WAY, N01°57'13"E A DISTANCE OF 177.41 FEET TO A COMPUTED POINT; THENCE, N88°28'12"E A DISTANCE OF 126.61 FEET TO A COMPUTED POINT ON THE NORTHWESTERN RIGHT OF WAY OF OLIVE BRANCH ROAD; THENCE, LEAVING SAID RIGHT OF WAY, N88°28'12"E A DISTANCE OF 76.03 FEET TO A 3/4" IRON PIPE SET ON THE SOUTHEASTERN RIGHT OF WAY OF OLIVE BRANCH ROAD; THENCE, WITH SAID RIGHT OF WAY, N36°10'40"E A DISTANCE OF 50.33 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N35°49'59"E A DISTANCE OF 52.33 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N35°12'03"E A DISTANCE OF 53.78 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N33°54'19"E A DISTANCE OF 53.71 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N31°56'44"E A DISTANCE OF 52.76 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N29°42'53"E A DISTANCE OF 54.42 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N30°00'20"E A DISTANCE OF 13.96 FEET TO THE POINT OF BEGINNING. SAID TRACT 1 CONTAINING 1,137,254 SQUARE FEET OR 26.11 ACRES, MORE OR LESS AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "ALTA/NSPS/LAND TITLE SURVEY EXCLUSIVELY FOR: KB HOME CAROLINAS" MADE BY STEVEN P. CARSON, P.L.S OF BATEMAN CIVIL SURVEY COMPANY, DATED JUNE 23, 2022, REFERENCE TO SAID SURVEY HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

TRACT 2:

ALL THAT PARCEL OR TRACT OF LAND NOW OR FORMERLY OF FUSION VENTURES, LLC DESCRIBED AS TRACT 2 IN DEED BOOK 4116 AT PAGE 665 OF THE HARNETT COUNTY REGISTER OF DEEDS (PIN 0642-83-7814.000) LYING IN HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR FOUND ON THE SOUTHEASTERN CORNER OF THE PARCEL DESCRIBED AS TRACT 2 IN DEED BOOK 4116 AT PAGE 665 OF THE HARNETT COUNTY REGISTER OF DEEDS (PIN 0642-83-7814.000), SAID IRON PIPE BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N= 622,646.38' AND E= 2,049,109.78'; THENCE, FROM THE POINT OF BEGINNING, S88°47'57"W A DISTANCE OF 994.39 FEET TO A 3/4" IRON PIPE SET; THENCE, N00°34'20"E A DISTANCE OF 1,446.14 FEET TO AN IRON PIPE FOUND; THENCE, N07°15'22"E A DISTANCE OF 1,093.51 FEET TO A 3/4" IRON PIPE SET; THENCE, S64°39'47"E A DISTANCE OF 495.00 FEET TO AN AXLE FOUND; THENCE, S88°31'47"E A DISTANCE OF 527.77 FEET TO A 1" IRON PIPE FOUND; THENCE, S03°20'28"W A DISTANCE OF 2,288.50 FEET TO THE POINT OF BEGINNING. SAID TRACT 2 CONTAINING 2,424,246 SQUARE FEET OR 55.65 ACRES, MORE OR LESS AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "ALTA/NSPS/LAND TITLE SURVEY EXCLUSIVELY FOR: KB HOME CAROLINAS" MADE BY STEVEN P. CARSON, P.L.S OF BATEMAN CIVIL SURVEY COMPANY, DATED JUNE 23, 2022, REFERENCE TO SAID SURVEY HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.