

GENERAL WARRANTY DEED

Excise Tax: \$1900.00
Tax Parcel ID No. 048551 & 011761 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: Grantee _____
This instrument was prepared by: Mewborn & DeSelms, Attorneys at Law
Brief description for the Index: Pleasant Grove Church Rd

THIS DEED, made this the 17 day of July, 2021, by and between

GRANTOR: Virginia Doughton Finley and husband, Edward Smoot Finley, Jr.
whose mailing address is 2024 White Oak Rd, Raleigh, NC 27608
(herein referred to collectively as **Grantor**) and

GRANTEE: Pleasant Grove Golf and Travel Holdings, LLC A North Carolina Limited Liability Company
whose mailing address is 804 Green Valley Rd, Ste 200, Greensboro, NC 27408
(herein referred to collectively as **Grantee**) and

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the Township of Cedar Fork, County of Wake, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 008801, Page 02604-02608, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed ___ includes or _x_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

- Liens for taxes, assessments, and other governmental charges that are not yet due and payable
- All easements rights of way and other similar encumbrances of record
- Reservation of oil, gas, mineral or other subsurface rights of record if any

The provisions of all applicable zoning and land use ordinances, statutes and regulations
Any exceptions listed after the description

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Virginia Doughton Finley (SEAL)
Virginia Doughton Finley

Edward Smoot Finley, Jr. (SEAL)
Edward Smoot Finley, Jr.

State of North Carolina
County of Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Virginia Doughton Finley and husband, Edward Smoot Finley, Jr.

Date: 07-17-21
Joshua Ray
Joshua Ray Notary Public
Notary's Printed or Typed Name

My Commission Expires:
07-18-23

(Official/Notarial Seal)

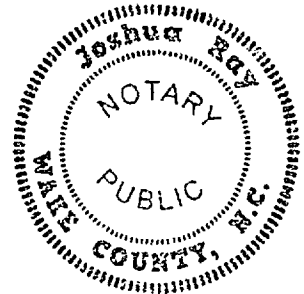


EXHIBIT A

Tract 1:

Beginning at a concrete monument in the east margin of Pleasant Grove Church Road, a corner with the Raleigh-Durham International Airport, see Deed Book 3565, Page 231, Wake County Registry; runs thence South 88 deg. 02' 02" E, 364.73 feet to an iron stake, another corner with said airport; runs thence S 06 deg. 57' 17" W, 492.78 feet to an iron stake; runs thence N 78 deg. 41' 26" W, 132.88 feet to an iron stake in the east margin of Pleasant Grove Church Road; runs thence with the east margin of said road, N 21 deg. 28' 30" W, 289.59 feet to an iron stake; continues thence along said road as it curves, a chord bearing N. 18 deg. 23' 25" W, 217.22 feet to the point and place of beginning, according to survey by Triangle Surveyor dated April 8, 1998 containing 2.763 acres and being a portion of the property conveyed in Deed Book 3121, Page 389, Wake County Registry. Being all of Tract 2 as shown on Deed recorded in Book 8801, Page 2604, Wake County Registry.

Tract 2:

Beginning at the southwestern corner of Tract 1, hereinabove described, and running thence along the south line of said Tract 1, S 78 deg. 41' 26" E, 132.88 feet to an iron pin, the southeastern corner of said Tract 1, runs thence S 07 deg. 07' 41" W, 236.62 feet to a concrete monument in East margin of Pleasant Grove Church Road; runs thence as the east margin of said Road, N 21 deg. -9' 16" W, 279.70 feet to the point and place of beginning and containing .36 acres according to a survey by Triangle Surveyors dated January 30, 2001 entitled "Survey for Virginia D. Finley". See also Deed recorded in Book 3826, Page 909, Wake County Registry. Being all of Tract 3 as shown on Deed recorded in Book 8801, Page 2604, Wake County Registry.