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FATCO  
 NCS-1087533

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$7,800.00
Parcel ID:	9890-30-8723, 9890-30-8803, 9890-30-7738, 9890-30-6729, 9890-30-6819, 9890-30-6988, 9890-30-7050, 9890-31-7008, 9890-31-6195, and 9890-31-7249 <i>YR</i>
Mail/Box to:	Grantee
Prepared by:	Kenneth C, Haywood, Howard, Stallings, From, Atkins, Angell & Davis, P.A. PO Box 12347, Raleigh, NC 27605 (without title search or opinion)
Brief description for the Index:	Lots 1 thru 9, and Lot <del>84</del> Booker Creek <i>63 p.p. KH</i>

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 3 day of November 2021, by and between:

GRANTOR	GRANTEE
Perkins & Sons, LLC, a North Carolina limited liability	100 Regent Place, LLC a Delaware limited liability company
609 Lakeshore Lane Chapel Hill, NC 27514	Braddock and Logan Services, Inc. David C. Lee & Brian Raphael 4155 Blackhawk Plaza Circle, Suite 201 Danville, CA 94506

*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 Orange County, North Carolina and more particularly described as follows (the "Property"):

**See Exhibit A attached hereto and incorporated herein by reference.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 5775, page 334, Orange 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 38, page 64 and Plat Book 25, page 170, Orange 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 or assessment for the year 2021, and subsequent years
- 2) Enforceable easements, covenants, restrictions, rights of way, and other matters of record affecting the property.

[SIGNATURES ON FOLLOWING PAGE]

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

Perkins & Sons, LLC,  
a North Carolina limited liability company

By: Carrie Perkins  
Carrie Perkins, Member-Manager

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 voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Carrie Perkins, Manager

Date: November 3, 2021 Notary Public: [Signature]

Printed Name: Rachel Harrison

[Affix Notarial Stamp or Seal] My Commission Expires: 8/12/24

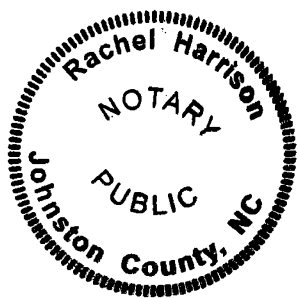


EXHIBIT ATRACT I

BEING ALL OF LOTS 1 through 9, Booker Creek IV, as shown on plat recorded in Plat Book 37, Page 12, Orange County Registry, as amended by revised plat recorded in Plat Book 38, Page 64, Orange County Registry, to which plats reference is hereby made for a more particular description of same.

## PINS:

Lot 1: 9890-30-8723  
Lot 2: 9890-30-8803  
Lot 3: 9890-30-7738  
Lot 4: 9890-30-6729  
Lot 5: 9890-30-6819  
Lot 6: 9890-30-6988  
Lot 7: 9890-30-7050  
Lot 8: 9890-31-7008  
Lot 9: 9890-31-6195

TRACT II

BEING ALL OF LOT 63, Booker Creek, as shown on plats recorded in Plat Book 25, Page 170 and Plat Book 21, Page 121, Orange County Registry, to which plats reference is hereby made for a more particular description of same.

PIN: 9890-31-7249