

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2015 Sep 23 02:42 PM NC Rev Stamp: \$ 5520.00
Book: 7791 Page: 578 Fee: \$ 26.00
Instrument Number: 2015031861
DEED

Excise Tax: \$5,520

Parcel Identifier Nos.: See Exhibit A

Prepared By: Burns, Day & Presnell, P.A. (EDI)

Return To: Moore & Alphin, PLLC, 3716 National Drive, Suite 100, Raleigh, NC 27612

Short Description For Index: Lot Nos. 75-158 and 163-216, Rustica Oaks Subdivision ¶

The Real Property does NOT include the primary residence of Grantor.

**NORTH CAROLINA
DURHAM COUNTY**

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

THIS DEED is made this September 23, 2015, by and between **Rustica Associates, LLC**, a North Carolina limited liability company, 5410 Trinity Road, Suite 215, Raleigh, NC 27607, **GRANTOR**, and **Mungo Homes of North Carolina, Inc.**, a North Carolina corporation, 2514 Reliance Avenue, Apex, NC 27539, **GRANTEE**. (As used in this instrument, the designation of Grantor and Grantee shall include the named parties and their heirs, successors, and assigns, and shall include the singular or plural number and the masculine, feminine, or neuter gender, both as the context requires.)

RECITALS:

GRANTOR, for valuable consideration paid by Grantee (the sufficiency and receipt of which is acknowledged) grants, bargains, sells, and conveys to Grantee, in fee simple, all of that certain real property lying in Durham County, North Carolina described as follows (the "**Real Property**"):

See Exhibit A Attached

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

- Ad valorem taxes for ²⁰¹⁶~~2015~~ (which Grantee assumes) and subsequent years.
- Those matters reflected on that plat recorded at Plat Book 194, Pages 121-126, Durham County Registry.
- Declaration of Covenants and Restrictions for Rustica Oaks Subdivision recorded at Book 7166, Page 449, Durham County Registry, as amended.

Submitted electronically by "Moore & Alphin, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

Except for the warranties of title made in this Deed and any warranties made by Grantor in that Real Estate Agreement previously executed by it, Grantor makes no other warranties, express or implied, with respect to the condition, title, or use of the Real Property.


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

GRANTOR:

Rustica Associates, LLC,
a North Carolina limited liability company (SEAL)

By Its Manager:

Keystone Corporation,
a North Carolina corporation

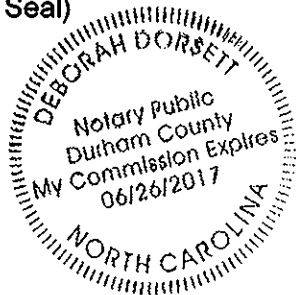
By: 
Name: Michael A. Blount
Title: Executive Vice President

WAKE COUNTY, NORTH CAROLINA

The undersigned Notary Public certifies 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: Michael A. Blount.

Date: September 16 2015

(Official Seal)



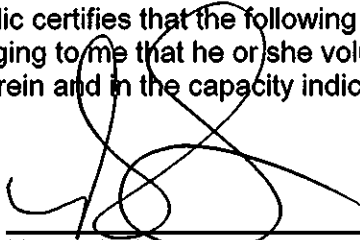

Notary Public
Printed Name: DEBORAH DORSETT
My commission expires: 6/26/2017

EXHIBIT A

BEING all of Lots 75-158 and 163-216 in the Rustica Oaks Subdivision as more particularly shown on that plat recorded in Plat Book 194, Pages 121-126, Durham County Registry.

Tax Parcel Nos.: 156492, 204778, 214450, 214451, 214453, 214454, 214455, 214456, 214458, 214460

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