

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$3,700.00

REID: 0142020      PIN: 0753326067

Mail/Box to: Grantee

This instrument was prepared by: James A. Oliver of Hatch, Little & Bunn LLP

Brief Description: Lot 14 Woodwinds Industrial Park (102 Woodwinds Industrial Court, Cary, NC 27511)

THIS DEED made this 10<sup>th</sup> day of January, 2023, by and between

**GRANTOR**

**GRANTEE**

**ENCO Woodwinds, LLC**, a Florida limited liability company

**Woodwinds Holdings LLC**, a North Carolina limited liability company

Mailing Address:  
10775 Central Port Drive  
Orlando, FL 32824

Mailing Address:  
500 Cardinal Drive  
Raleigh, NC 27604

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in WAKE County, North Carolina and more particularly described as follows:

**BEING all of Lot 14, Woodwinds Industrial Park as recorded in Book of Maps 1984, Page 1843, Wake County Registry.**

The property described herein does not include the primary residence of the Grantor.

submitted electronically by "Hatch Little and Bunn LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

Prior vesting: Deed **Book 13245, Page 512**, Wake County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

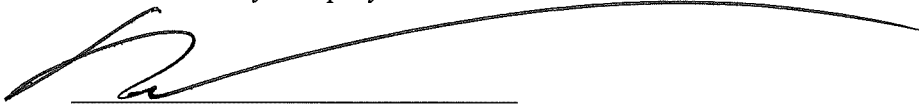
And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

Title to the property hereinabove described is subject to the following exceptions:


Restrictions, easements, rights of way of record, and assessments, pending or otherwise  
Ad valorem taxes for current and future years.

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

**ENCO Woodwinds, LLC**, a Florida  
Limited Liability Company



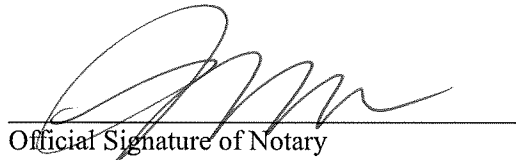
BY: Jeffrey Richards, Manager

~~FLORIDA~~ - Colorado   
San Miguel COUNTY

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:

**Jeffrey Richards, Manager of ENCO Woodwinds, LLC a Florida limited liability company**

Date: January 10, 2023



Robin M. Watkinson  
Printed Name of Notary Public

My Commission expires: 9/17/25

**ROBIN M WATKINSON**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 19864010389  
My Commission Expires: September 17, 2025