

SPECIAL WARRANTY DEED

Excise Tax: \$5,100.00
Parcel Identifier No: 0745-45-6662

This instrument was prepared and return to:

Mike Winters, Esq.
ELLIS & WINTERS LLP
4131 Parklake Avenue, Suite 400
Raleigh, NC 27612
Brief description for the Index: _____

THIS DEED made as of this 18th day of February , 2022, by and between

GRANTOR:

LEYLAND TWIN LAKES LLC
c/o Leyland Alliance LLC
P.O. Box 1110
62 Main Street, Suite 2
Warwick, New York 10990
Attention: Howard Kaufman

GRANTEE:

JJDM, LLC
c/o Debbie Salek
6204 Guildhall Way
Fayetteville, NC 28311

Enter into appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g., corporation or partnership

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

WITNESSTH, that the Grantor, for 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 more particularly described as follows:

Being all of New Lot 4 of Twin Lakes Center, as same is shown on plat thereof recorded in Book of Maps 2019, at pages 1286 through 1290 on August 1, 2019 in the Office of the Register of Deeds for Wake County, North Carolina, together with and subject to any and all appurtenant easements created or conveyed by or contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded in Book 17121, Page 1278, as amended, in the office of the Register of Deeds for Wake County, North Carolina.

Submitted electronically by Ellis & Winters LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17121, at Page 1273 in the Wake County, North Carolina Register of Deed.

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

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 the Grantor covenants with the Grantee, that the 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to all matters of record.

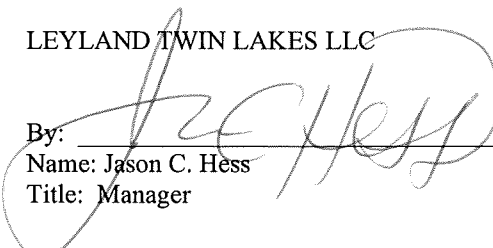
The property hereinabove described is conveyed on an "AS IS, WHERE IS" condition and basis, and Grantor has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, agreement or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning, or with respect to: (a) the value, nature, quality or condition of the property hereinabove described, (b) the suitability of the property hereinabove described for any activities and uses, (c) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property hereinabove described, or (d) any matter with respect to the said property, except as to warranties of title as set forth herein.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed as of the day and year first above written.

GRANTOR:

LEYLAND TWIN LAKES LLC

By: 
Name: Jason C. Hess
Title: Manager

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY)

I, David Beagle, a Notary Public for said County and State, certify that JASON C. HESS personally came before me this day and acknowledged that he is the Manager of LEYLAND TWIN LAKES LLC, a Delaware limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing under seal on behalf of the company.

Witness my hand and official seal this 15th day of February, 2022.



Notary Public

My Commission Expires: 4/17/2023

Commonwealth of Pennsylvania-Notary Seal
David Beagle, Notary Public
Montgomery County
My Commission Expires April 17, 2023
Commission Number 1260050