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 (80)

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$8,523.00
Parcel ID:	9880450654 and 9873592825 <i>JRC</i>
Mail/Box to:	Ellis & Winters LLP (TDB), P.O. Box 33550, Raleigh, NC 27636
Prepared by:	Fox Rothschild LLP (DRP), 101 North Tryon Street, Suite 1300, Charlotte, NC 28246 PREPARED WITHOUT TITLE EXAMINATION
Brief description for the Index:	1115 Weaver Dairy Road, Chapel Hill, North Carolina and 520 Hampton Pointe, Hillsborough, North Carolina

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 17th day of September, 2021, by and between:

GRANTOR	GRANTEE
<p>Goodwill Community Foundation, Inc.</p> <p>5000 Chin Page Road Durham, NC 27703</p>	<p>Goodwill Industries of Eastern North Carolina, Inc.</p> <p>4808 Chin Page Road Durham, NC 27703</p>

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 this reference.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 5630, Page 87 and Book 3804, Page 507.

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 108, Pages 103-104 and Map Book 97, Page 134.

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. The lien of all ad valorem real estate taxes and assessments, general and special, not yet due and payable; and
2. Non-compliance with local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the subject property; and
3. Conditions, easements, restrictions, rights-of-way, setback restrictions, road maintenance agreements or other matters of record; and
4. Rights-of way, utility lines and encroachments in existence over, under or upon the above described property as would be revealed by a current survey of the land; and
5. Such other matters shown on Schedule B-I of that certain policy of title insurance issued by Old Republic Title Insurance Company insuring Grantee as owner, Reference Commitment Number 202140213CAO.

[The remainder of this page is intentionally blank. Signature and notary to follow.]

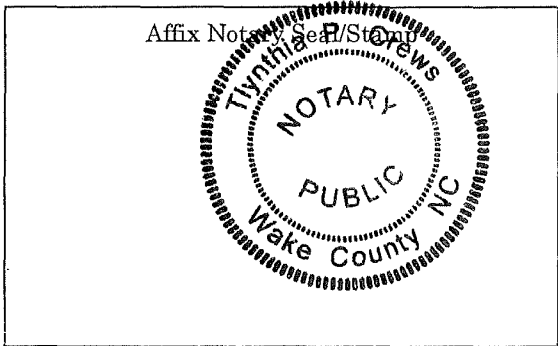
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Goodwill Community Foundation, Inc.,
a North Carolina non-profit corporation

By: [Signature]
Name: John Stump
Title: Chair of Board

STATE OF NORTH CAROLINA, COUNTY OF Wake

I Tynthia P. Crews, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 16th day of September, 2021 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): John Stump.



Tynthia P. Crews
Notary Public (Official Signature)
My commission expires: 5-18-2025

EXHIBIT A**ORANGE COUNTY, NORTH CAROLINA:****Tract 1: 1115 Weaver Dairy Rd, Chapel Hill – PIN 9880450654**

BEING that tract of land consisting of approximately 1.013 acres labeled as “New Lot 3 (including New Sellers Tract) as shown on that survey entitled “Lot 3 & Timberlyne Village Shopping Center: Recombination, Right-of-Way & Easement Plat” recorded in Plat Book 108, Pages 103-104, Orange County Registry.

Tract 2: 520 Hampton Pointe, Hillsborough – PIN 9837592825

BEING all of LOT 4 as shown on a map recorded in Map Book 97, Page 134 of the Orange County Public Registry