

40033
m

Excise Tax: **\$9,000.00** Recording Time, Book and Page
County Parcel ID: 9865503608 **NB**

Return after recording to: **GRANTEE**
This instrument was prepared by: Douglas J. Short of Manning, Fulton & Skinner, P.A.
(WITHOUT THE BENEFIT OF TITLE EXAMINATION)
Brief description for the Index: Lot D, "Property Platted for Betty Hicks"

Submitted electronically by "Harbor City Title Insurance Agency of NC, Inc." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 19th day of November, 2021, by and between

GRANTOR	GRANTEE
CASWELL CARTER HOLIDAY PARK, LLC, a North Carolina limited liability company	WEST VILLAGE ACQUISITION LLC, a North Carolina limited liability company
1540 Caswell Street Raleigh, NC 27608	212 South Tryon Street, Suite 1000 Charlotte, NC 28281

The property conveyed by this instrument does not include the primary residence of the Grantor.
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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Orange County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Mall after recording to:
Harbor City Title Insurance Agency of NC, Inc.
6201 Fairview Road, Suite 325
Charlotte, NC 28210 File # 2109 2455

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6638, Page 711, Orange 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 the Grantor covenants with the 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, other than the following exceptions: (i) ad valorem taxes for the year 2021 and subsequent years and pending assessments not yet due or payable; (ii) enforceable easements, restrictions, covenants, and rights of way of record; (iii) zoning ordinances, development plans, and site plans affecting the subject property; and (iv) matters which would be revealed by a current and accurate survey of the property.

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

[signature and notary acknowledgment follows]

GRANTOR:

CASWELL CARTER HOLIDAY PARK, LLC,
a North Carolina limited liability company

By: *Watson Bryant*
Watson Bryant, 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: Watson Bryant.

Date: November 15, 2021

Notary Public: *B. Zachary Taylor Jr.*

Printed Name: B. Zachary Taylor Jr.

My Commission Expires: 4-18-2026

(seal)

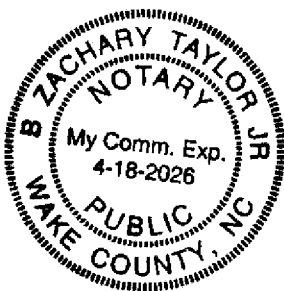


EXHIBIT ALegal Description of Property

All that tract or parcel of land lying and being in Orange County, North Carolina, and being more particularly described as follows:

BEING ALL of Lot D, containing 5.9 acres, more or less, as shown on that plat of survey prepared by ENT Land Surveys Inc. entitled "PROPERTY PLATTED FOR BETTY HICKS" dated April 29, 1985, and recorded in Plat Book 41, at Page 123, of the Orange County Registry.