

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1730.00

Parcel Identifier No. 0029787 Verified by _____ County on the ____ day of _____, 2020

This instrument was prepared by: **BAGWELL HOLT SMITH P.A.**

Grantee's address (return to): **109 Little Branch Trail, Chapel Hill, NC 27514**

THIS DEED is made this 1st day of December, 2020, by and between

| GRANTOR | GRANTEE |
|--|--|
| <p>120 DRY AVE, LLC, a North Carolina limited liability company</p> | <p>HEATER HOUSE HOLDING, LLC, a North Carolina limited liability company</p> <p><u>Property Address:</u> 120 Dry Avenue Cary, NC 27511</p> |

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 the **Wake County**, North Carolina and more particularly described as follows:

BEING all of Lot 1R, containing .3474 acres, as shown on plat entitled, "Recombination, Right of Way Dedication & Stormwater Control and Access Easement Map: HEATER PROPERTY 1R, Town of Cary, Wake County, North Carolina," dated 14 October, 2009, prepared by Sullivan Surveying and recorded in Book of Maps 2009, Page 1369, 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.