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Fee: \$26.00 Tax: \$500.00  
Orange County, North Carolina  
MARK CHILTON, Register of Deeds by JAMES A. BARTOW

**NORTH CAROLINA GENERAL WARRANTY DEED**

EXCISE TAX: \$500.00

Parcel #9875003028 *R*

Mail after recording to.....

This instrument was prepared by James W. Tolin, Jr., Attorney at Law

Brief description for Index: 120 US 70 East, Hillsborough, NC 27278

THIS DEED made this 20th day of October 2021, by and between

**GRANTOR**

THE ASHWORTH FAMILY TRUST, by: JANIE RHEW ASHWORTH, CO-TRUSTEE and HAROLD W. ASHWORTH JR., CO-TRUSTEE and  
THE FLORENCE GRANTHAM ASHWORTH LIVING TRUST, by: FLORENCE GRANTHAM ASHWORTH  
5207 Pine Way  
Durham, NC 27712

**GRANTEE**

TIENDA LAGOS MEAT MARKET II, INC.  
120 US 70 E  
Hillsborough, NC 27278-2173

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 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 Orange County and more particularly described as follows:

submitted electronically by "Tolin and Tolin, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

Lying on the souther side of US Highway 70 Bypass and being all of Lot 2 of the PROPERTY OF FRED S. CATES, JR., as per plat and survey thereof now on file in Plat Book 14, at Page 155 in the Office of the Register of Deeds of Orange County, to which plat reference is hereby made for a more particular description of same.

The above property was conveyed to the Grantors by Deed recorded in Deed Book 6604, Page 379 and Deed Book 4706, Page 321.

A map showing the above described property is recorded in Plat Book 14, Page 155, and referenced within this instrument.

The above described property [ ] does [X] 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 Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

Easements and rights-of-way of record, affecting the land.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

*Florence Grantham Ashworth* (SEAL)  
Florence Grantham Ashworth, Trustee  
The Florence Grantham Ashworth Living  
Trust

Durham COUNTY, NORTH CAROLINA

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Florence Grantham Ashworth.

Date: October 21, 2021

Melody R. Bierman  
Official Signature of Notary Public

My commission expires: August 5, 2023

Melody R. Bierman  
Notary's printed or typed name, Notary Public

MELODY R BIERMAN  
NOTARY PUBLIC  
Durham County  
North Carolina  
My Commission Expires Aug. 5, 2023

(SEAL)

Janie Rhew Ashworth (SEAL)  
Janie Rhew Ashworth, Co-Trustee, The Ashworth  
Family Trust

Durham COUNTY, NORTH CAROLINA

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Janie Rhew Ashworth.

Date: 10-25-2021

Melody R. Bierman  
Official Signature of Notary Public

My commission expires: August 5, 2023

Melody R. Bierman  
Notary's printed or typed name, Notary Public

MELODY R. BIERMAN  
NOTARY PUBLIC  
Durham County  
North Carolina  
~~(SEAL)~~ Commission Expires Aug. 5, 2023

Harold W. Ashworth, Jr. (SEAL)  
Harold W. Ashworth, Jr., Co-Trustee, The  
Ashworth Family Trust

Durham COUNTY, NORTH CAROLINA

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Harold W. Ashworth, Jr.

Date: 10.25.2021

Melody R. Bierman  
Official Signature of Notary Public

My commission expires: August 5, 2023

Melody R. Bierman  
Notary's printed or typed name, Notary Public

MELODY R BIERMAN  
NOTARY PUBLIC  
Durham County  
North Carolina  
My Commission Expires Aug. 5, 2023  
(SEAL)