

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 Apr 19 09:06 AM
Book: 9672 Page: 19
 NC Rev Stamp: \$ 4487.00 Fee: \$ 26.00
 Instrument Number: 2022016345
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$4,487.00
Parcel ID:	0815-02-76-6363, 0815-02-87-6315 and 0815-02-86-3739
Mail/Box to:	Hutchens Law Firm LLP, 4317 Ramsey Street, Fayetteville, NC 28311
Prepared by:	Susan R. Benoit, Hutchens Law Firm LLP, 4317 Ramsey Street, Fayetteville, NC 28311
Brief description for the index:	Highland Park

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 11th day of April, 2022, by and between:

GRANTOR	GRANTEE
HIGHLAND PARK PROPERTIES II, LLC 1524 Canterbury Road Raleigh, NC 27608	HIGHLAND VIEW 81, LLC 726 Second Street, Suite #2A Annapolis, MD 21403

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 the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

Being all of that 115.34 +/- Acres shown in Plat entitled "Non-Contiguous Annexation Map for Highland Park Subdivision" dated July 17, 2003 drawn by Vaughn & Melton and recorded in Book 161 page 367 Durham County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 8515 Page 389.

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 161 page 367.

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:

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

Name: _____

Highland Park Properties II LLC

Entity Name

Name: _____

By: *Brent E Wood*

Name: Fred J. Smith

Title: Member/manager Individually or by his power of attorney
Brent E Wood.

Name: _____

Name: _____

By: _____

Name: _____

Title: _____

STATE OF NC, COUNTY OF Wake

I, Dusty Drake Batten, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 11th day of April, 20 22 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Brent E Wood

Affix Notary Seal/Stamp

DUSTY DRAKE BATTEN
NOTARY PUBLIC
Wake County
North Carolina

Dusty Drake Batten
Notary Public (Official Signature)
My commission expires: 8-23-26