

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$7,500.00

REID: 0270790

Mail to: Grantee

This instrument was prepared by: Harrold Law Firm, PLLC

Brief description for the Index: Unit B, Quarrystone Circle Land Condominium

THIS DEED made this 14th day of December, 2022, by and between

GRANTOR	GRANTEE
CAROLINA LEGACY CHEER & DANCE, INC. , a North Carolina corporation	RDR QUARRYSTONE, LLC , a North Carolina limited liability company
9639 Clubvalley Way Raleigh, NC 27617	501 Coharie Dr. Clinton, NC 28328

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A.

Grantor acquired the Property by instrument recorded in Book 13805, Page 1330, Wake County Registry.

See plat recorded in Book CM2009, Page 522A1, Wake County Registry

The Property does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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, other than the following exceptions:

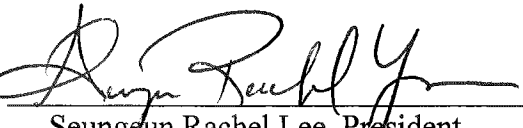
See Exhibit B.

[The remainder of this page is intentionally left blank.]

[Signature page follows.]

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

Carolina Legacy Cheer & Dance, Inc.

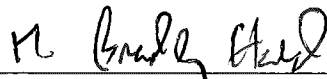
By: 
Seungeun Rachel Lee, President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that the following person personally appeared before me this day and acknowledged the due execution of the foregoing instrument: Seungeun Rachel Lee, President of Carolina Legacy Cheer & Dance, Inc.

WITNESS, my hand and official seal this 12th day of December, 2022.


Notary Public

My commission expires: 5/16/2023

(Stamp/Seal)

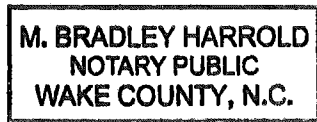


EXHIBIT A

BEING ALL of Unit B of the Quarrystone Circle Land Condominium, containing 2.1997 acres, as designated and described in the Declaration Creating Unit Ownership and Establishing Restrictions, Covenants and Conditions for Quarrystone Circle Land Condominium (the "Declaration") creating said Condominium under the provisions of Chapter 47C of the North Carolina General Statutes, which Declaration is recorded in Book 13805, Page 1335, Wake County Registry, and as shown on plan filed in Book CM2009, Page 522A1 Wake County Registry;

TOGETHER WITH a non-exclusive easement for the purpose of vehicular and pedestrian ingress and egress over a 12.5 foot wide strip of property along the southern boundary of Lot 9, Cornerstone Subdivision, extending 100 feet in a westerly direction from the western right-of-way margin of Davis Drive, as described in the Deed recorded in Book 6469, Page 496, Wake County Registry, and as shown on plats recorded in Book of Maps 1998, Page 2370, Wake County Registry and Book of Maps 1995, Page 425, Wake County Registry.