

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,400.00

Parcel Identifier No. 0136849

Mail/Box to: Grantee

This instrument was prepared by: Adcock Law Firm, P.A., PO Box 1478 Fuquay-Varina NC 27526 (w/out title exam or closing)

Brief description for the Index: Lot 1, Book of Maps 1996 Page 1785

THIS DEED made this 13<sup>th</sup> day of May 2020, by and between

GRANTOR	GRANTEE
JAMES STEPHEN ASHWORTH (unmarried) d/b/a Steve Ashworth Performance 1280 N. Main Street Fuquay-Varina NC 27526	1280 NORTH MAIN, LLC a North Carolina corporation 5605 Carnegie Boulevard, Suite 110 Charlotte, NC 28209

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 or near the City of Fuquay-Varina, Middle Creek Township, Wake County, North Carolina and more particularly described as follows:

**See Exhibit A, attached hereto and incorporated herein by reference**

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5876 Page 348.

A map showing the above described property is recorded in Book of Maps 1996 Page 1785.