

Filed: 07/22/2021 11:51:56 AM  
Timothy J. Esolen, Register of Deeds  
Washington County, NC

*Brianne Sawyer*

Excise Tax: \$2 850 00

WASHINGTON COUNTY, N. C.  
PARCEL IDENTIFIER NO. 7778.14-32-4736  
ASSIGNED OR VERIFIED BY: [Signature] DATE: 7-22-21

Space Above This Line For Recording Data

## NORTH CAROLINA SPECIAL WARRANTY DEED

Prepared by W. Brock Mitchell, Attorney  
Return to: Harriss & Marion, PLLC  
Post Office Box 51009  
Durham, North Carolina 27717-1009

HREM File No. 23815-32.WBM

Excise Tax: \$2,850.00

Tax Parcel: 7778.14-32-4736

State of North Carolina, County of Washington

THIS SPECIAL WARRANTY DEED made this 14<sup>th</sup> day of July, 2021, by and between **Glandon Forest Equity, LLC, a North Carolina limited liability company**, whose mailing address is 3825 Barrett Drive, Suite 100, Raleigh, North Carolina 27609-7221 (hereinafter referred to as "Grantor"), and **Arborwood 2021, LLC, a North Carolina limited liability company**, whose mailing address is 1821 Hillandale Road, Durham, North Carolina 27705 (hereinafter referred to as "Grantee"):

### WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto said Grantee, Grantee's heirs, successors, administrators and assigns, all of those certain pieces, parcels, or tracts of land situate, lying and being in Scuppernong Township, Washington County, State of North Carolina, and being more particularly described as follows:

*See Exhibit A attached hereto.*

*Per N.C.G.S. §105-317.2, the property does not include the primary residence of Grantor.*

*This document was prepared by W. Brock Mitchell, a licensed North Carolina attorney, without title search, closing or tax advice. Delinquent taxes if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.*

Being also the same property conveyed to Glandon Forest Equity, LLC, a North Carolina limited liability company, by deed dated January 25, 2021, which deed is of record in Deed Book 532, Page 174, of the Washington County Public Registry.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any way appertaining, unto the Grantee, Grantee's heirs, successors, administrators, and assigns forever.


AND THE SAID GRANTOR COVENANTS to and with said Grantee, Grantee's heirs, successors, administrators, and assigns, 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 Grantor, other than the following exceptions:

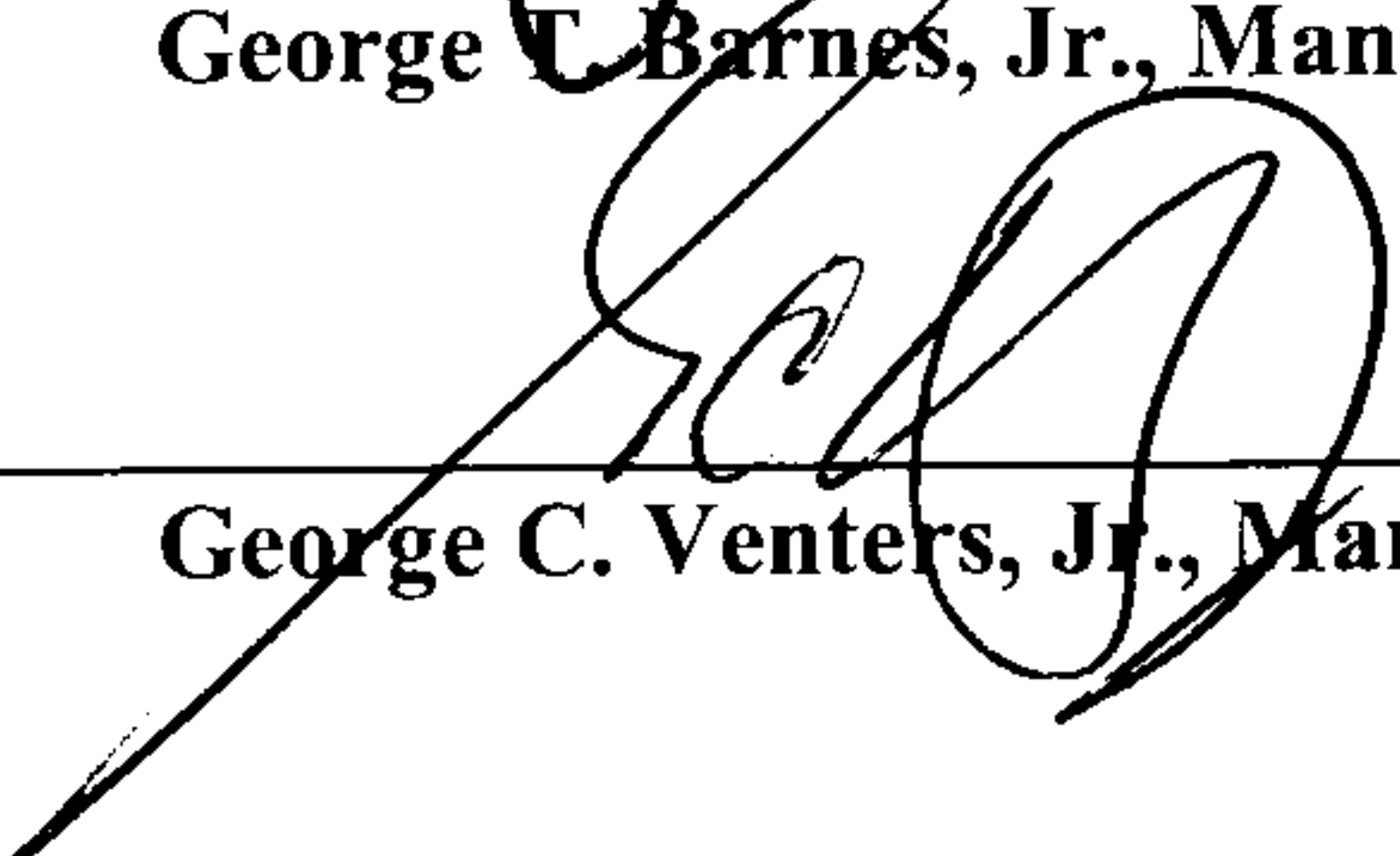
*See **Exhibit B** attached hereto.*

IN WITNESS WHEREOF, the Grantor has duly executed and sealed this document, this the day and year first above written.

***[REST OF PAGE INTENTIONALLY BLANK –  
SIGNATURE ON FOLLOWING PAGE]***

Glandon Forest Equity, LLC, a North Carolina limited liability company

By:   
George T. Barnes, Jr., Manager

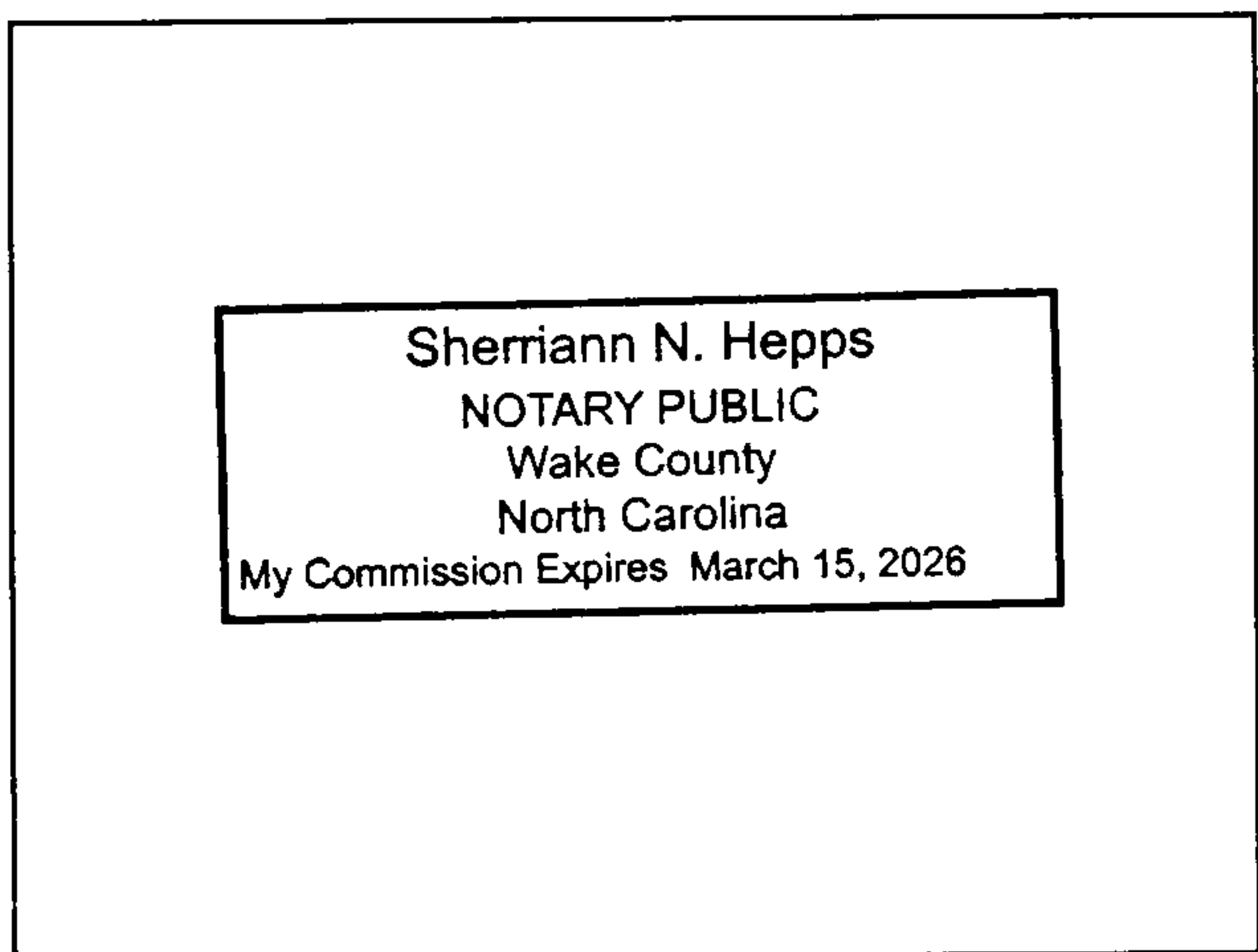
By:   
George C. Venters, Jr., Manager

State of North Carolina, County of Wake

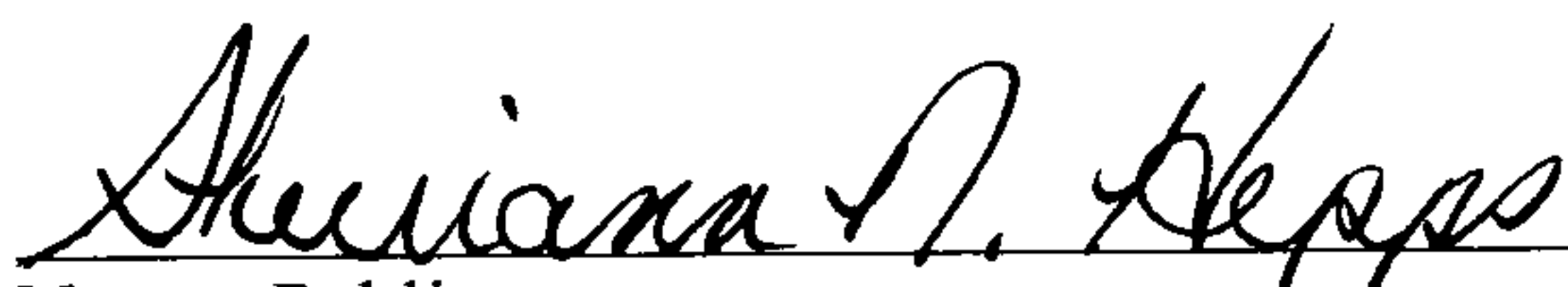
I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacities indicated:

*George T. Barnes, Jr., and George C. Venters, Jr., Managers of Glandon Forest Equity, LLC, a North Carolina limited liability company.*

Date: July 14, 2021.



Notary seal or stamp must appear within this box.

  
Notary Public  
Type or Print Name: Sherriann N. Hepps  
My Commission Expires: 7-15-2026

**EXHIBIT A**

**BEGINNING AT A POINT** marked by a new iron rebar set in the southern right of way margin of Old U.S. 64 (S.R. 1158), which new iron rebar marks the northeast corner of that property, now or formerly, owned by J.W. Halsey (referencing Deed Book 504, Page 301, in the Washington County Public Registry – PIN: 7778.14-32-0692) thence from said new iron rebar and **POINT OF BEGINNING** and running along the southern right of way margin of Old U.S. 64 (S.R. 1158) the following courses and distances: North 70° 32' 26" East 65.36 feet to a new iron rebar; thence running North 69° 02' 11" East 42.37 feet to a new iron rebar; thence running North 68° 18' 30" East 100.05 feet to a new iron rebar; thence running North 66° 38' 19" East 87.67 feet to a new iron pipe; thence cornering and running away from Old U.S. 64 South 27° 54' 11" East 160.48 feet to a new iron rebar; thence running South 28° 09' 23" East 17.82 feet to an existing iron pipe; thence cornering and running South 61° 55' 38" West 69.12 feet to a new iron rebar; thence running South 58° 33' 39" West 49.49 feet to a calculated point; thence running South 55° 18' 50" West 50.00 feet to an existing iron rebar, which existing iron rebar marks the northwest corner of that property, now or formerly, owned by J.C. Spear (referencing Deed Book 495, Page 128, in the Washington County Public Registry – PIN: 7778.18-32-7575) and the northeast corner of that property, now or formerly, owned by T.J. Patrick (referencing Deed Book 457, Page 511 (TRACT ONE), of the Washington County Public Registry – PIN: 7778.18-31-6229); thence running South 72° 30' 48" West 170.89 feet to a new iron rebar; thence running South 72° 30' 48" West 4.50 feet to a calculated point, which calculated point marks the northwest corner of that property, now or formerly, owned by T.J. Patrick (referencing Deed Book 457, Page 511 (TRACT ONE), of the Washington County Public Registry – PIN: 7778.18-31-6229), the northeast corner of that property, now or formerly, owned by E.G. Barnes (referencing Deed Book 281, Page 8, of the Washington County Public Registry – PIN: 7778.18-32-0308, and the southeast corner of that property, now or formerly, owned by J.W. Halsey (referencing Deed Book 504, Page 301, in the Washington County Public Registry – PIN: 7778.14-32-0692); thence cornering and running North 13° 52' 57" West 194.02 feet to the new iron rebar and **POINT OF BEGINNING**, being all of "LOT 1," containing 1.41 acres, and being that property described and delineated on that plat entitled in part, "Subdivision Plat Prepared For JBM Holdings, Inc.," dated July 28, 2020, prepared by Billy R. Leggett, Professional Land Surveyor, which plat is recorded in Plat Cabinet 3, Slide 67-G, in the Washington County Public Registry, and which plat is incorporated herein by reference.

**EXHIBIT B**

**Exceptions to Title**

1. Taxes for the year 2021, and subsequent years, not yet due and payable;
2. Matters shown on plat recorded in Plat Cabinet 3, Page 67G, of the Washington County Public Registry, including but not limited to the Building Setback lines: 30 feet from the front, 10 feet from side, 30 feet from corner; and 25 feet from the rear;
3. Easement(s) to Carolina Telephone and Telegraph Company recorded in Deed Book 401, Page 356, of the Washington County Public Registry;
4. Right of Way to VEPCO recorded in Deed Book 395, Page 857, of the Washington County Public Registry;
5. Memorandum of Lease with Dolgencorp, LLC, recorded in Deed Book 532, Page 327, of the Washington County Public Registry;
6. Restrictions appearing of record in Deed Book 532, Page 203, of the Washington County Public Registry; and
7. Any inaccuracy in the area, square footage, or acreage of Land described in **Exhibit A**.