

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$990.00

Recording: Time, Book and Page

Tax Lot No. 30, Map 401 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to: **Stokes Holdings LLC**
1910 Cardens Lane, Durham, NC 27703

This instrument prepared by **Alan S. Hicks, Attorney at Law**

Brief Description for the Index
9.87 acres, Roxboro Township

THIS DEED made this 13th day of **July, 2021**, by and between:

GRANTOR

Somerset Mills, LLC
1803 North Main Street
Roxboro, NC 27573

GRANTEE

Stokes Holdings LLC
1910 Cardens Lane
Durham, NC 27703

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.g. corporation or partnership

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 the **City of Roxboro, Roxboro Township, Person County, North Carolina**, and more particularly described as follows:

Lying and being in Roxboro Township, Person County, North Carolina to the East of U.S. Highway 501 and in the Southwestern quadrant of the intersection of Secondary Roads 1702 and 1700; containing 9.87 acres and being all of what is shown on that plat entitled "CROWN CRAFTS, INC." surveyed by **Hamlett and Associates, Neal C. Hamlett, RLS**, dated December, 1986 and of record in **Plat Cabinet 4, Page 253, Person County Registry**, which plat is hereby specifically incorporated by reference herein for greater certainty of description.

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 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, except for the exceptions hereinafter stated.

TITLE TO THE PROPERTY hereinabove-described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized managers and its seal to be hereunto affixed, the day and year first above written.

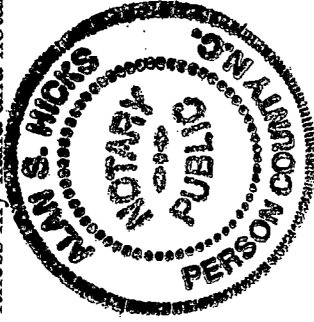
SOMERSET MILLS, LLC

By [Signature] (SEAL)
Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF PERSON

I, Alan S. Hicks, a Notary Public of the aforesaid State and County do hereby certify that John P. Higgins, Member/Manager of Somerset Mills, LLC, a Limited Liability Company, personally appeared before me this date and duly acknowledged the execution of the foregoing instrument, in the capacity and for the purposes therein expressed.

Witness my hand and notarial seal, this the 13th day of July, 2021



[Signature]
Notary Public

Alan S. Hicks
Typed or Printed Name

My Commission Expires: 9-25-2021

Somerset Mills, LLC/Special Warranty Deed

Document shows proof /acknowledgement before officer authorized to take proof /acknowledgement; acknowledgement includes officer's signature, commission expiration date, official seal, if required.

[Signature]
Tonya R. Wilson, Person County Register of Deeds

Unofficial Document