

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$8,200.00

Parcel ID No(s). 113351 & 113530. Verified by Durham County on the \_\_\_\_ day of \_\_\_\_\_, 2022  
By: \_\_\_\_\_

Prepared by *(without title examination)*: Stephen C. Pritchard, Isaacson Sheridan, 804 Green Valley Rd., Ste. 200, Greensboro, NC 27408, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Grantee.

Brief description for the Index: 1221 Hibiscus Street & 1401 Juniper Street

THIS SPECIAL WARRANTY DEED is made this 10 day of November, 2022, by and between:

GRANTOR	GRANTEE
REA MOREHEAD JUNIPER, INC., a North Carolina corporation	JUNIPER STREET HOLDINGS LLC, a North Carolina limited liability company 500 Cardinal Dr. Raleigh, NC 27604

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, parcel of land or condominium unit situated in Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The Property was acquired by Grantor in Book 8337, Page 648.

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

A map showing some or all the Property is recorded in Plat Book 5A, Pages 92-93.

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 to the Property as Grantor received, and Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, under or through Grantor, other than ad valorem taxes for the current year, all easements, covenants and restrictions of record, and zoning, building and other governmental and quasigovernmental laws, codes and regulations.

[SIGNATURE(S) ON NEXT PAGE]

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

GRANTOR:

**REA MOREHEAD JUNIPER, INC.,**  
a North Carolina corporation

By: [Signature]  
Name: Seth J. Jernigan  
Title: President

State/Commonwealth of North Carolina - County of Durham

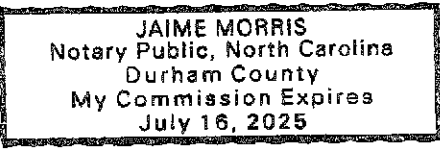
I, the undersigned Notary Public of the County of Durham and State/Commonwealth of North Carolina, certify that Seth J. Jernigan personally came before me this day and acknowledged that s/he is the President of REA Morehead Juniper, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, s/he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 10<sup>th</sup> day of November, 2022.

[Signature]

My Commission Expires: July 16, 2025  
(Affix Seal Below)

Jaime Morris Notary Public  
Notary's Printed or Typed Name



**EXHIBIT A**

SITUATED IN THE COUNTY OF DURHAM, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1221 Hibiscus Street – Parcel No. 113530:

SITUATE ON THE NORTH SIDE OF HOLLY STREET, AND BEING ALL OF LOT NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 10, AS SHOWN ON PLAT OF “RESUBDIVISION OF EASTERN HEIGHTS, PROPERTY OF NORTH EAST LAND COMPANY” AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 5A, AT PAGES 92 AND 93, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SAME. SEE WILL BOOK 15, PAGE 22 AND DEED BOOK 98, PAGE 162.

1401 Juniper Street – Parcel No. 113351:

BEING ALL OF LOT NOS. 1 THROUGH 22 IN BLOCK 11, AS SHOWN ON PLAT OF “EASTERN HEIGHTS” AS PER PLAT AND SURVEY NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 5A, AT PAGES 92 AND 93, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TOGETHER WITH ANY AND ALL RIGHTS, TITLE AND INTEREST GRANTOR MAY HAVE IN HOLLY STREET, AS SHOWN ON PLAT AND SURVEY NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 5A, AT PAGES 92 AND 93, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.