

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,000.00 (Durham); *0-0- (Wake)

Parcel Identifier Nos. 0880-12-09-8060.DW (Durham County); 08802203334 (Wake County)

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Michael G. Sandman, Esq., 7101 Creedmoor Road, Suite 142, Raleigh, NC 27613 – WITHOUT TITLE EXAMINATION

Brief description for the Index: 1603 Carpenter Pond Road, Durham, NC; 0 Carpenter Pond Road, Raleigh, NC

THIS DEED made this 30th day of July, 2020, by and between

GRANTOR

Lynn Ridge, Inc., a North Carolina corporation
7201 Creedmoor Road, Suite 110
Raleigh, NC 27613

GRANTEE

Carpenter Pond LLC,
a North Carolina limited liability company
12932 Victory Church Road
Raleigh, NC 27613

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit, a portion of which is situated in Durham County, North Carolina and a portion of which is situated in Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by "Manning Fulton & Skinner, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.