

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Jul 22 12:33 PM
Book: 9404 Page: 285
NC Rev Stamp: \$ 1500.00 Fee: \$ 26.00
Instrument Number: 2021037026
DEED

Prepared by and after
recording return to:

Britton C. Lewis, Esq.
Carruthers & Roth, P.A.
Post Office Box 540
Greensboro, North Carolina 27401

(As counsel only to Grantor)

Excise Tax \$1,500.00

Parcel No.: 0841-13-03-7267

NORTH CAROLINA

SPECIAL WARRANTY DEED

DURHAM COUNTY

THIS SPECIAL WARRANTY DEED made as of the 16 day of July, 2021, by and between WHEAT FIELDS, LLC, a North Carolina limited liability company ("Grantor"), whose address is 6940 Maynard Road, Summerfield, North Carolina 27358, and Miami Holdings LLC, a North Carolina limited liability company ("Grantee"), whose address is 500 Cardinal Drive, Raleigh, North Carolina 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.

This is not the personal residence of Grantor.

WITNESSETH:

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, that certain lot or parcel of land situated in Durham County, North

Carolina (the "Property") being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 permitted exceptions:

All easements, restrictions, and rights-of-way of record, and the lien for ad valorem taxes for the year 2021 and subsequent years.

[Signature and notary acknowledgment begin on the following page]

[Signature and notary acknowledgment to Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing on the date first above written.

GRANTOR:

WHEAT FIELDS, LLC,
a North Carolina limited liability company

By: *Theodore R. Whitson*
Theodore R. Whitson, Manager

GUILFORD County, State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Theodore R. Whitson.

Date: July 16, 2021

Madonna A. Evans
Print Name: MADONNA A. EVANS
Notary Public

(Official Seal)

My Commission expires: 3-18-2023

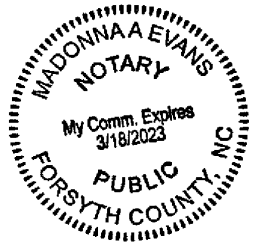


EXHIBIT A

Property

All that certain piece, parcel, or tract of land lying and being in Durham County, North Carolina, and being more particularly described as follows:

BEGINNING at a stake located in the property line on the southeast side of Hoover Road, said stake being South 31 degrees 33 minutes 20 seconds West 88.06 feet from the point of intersection of the property line on the southwest side of Miami Boulevard with the property line on the southeast side of Hoover Road; and thence from said point and place of beginning along and with the property line on the southeast side of Hoover Road, South 31 degrees 33 minutes 20 seconds West 231.94 feet to a stake; thence with the northeast line of Lot No. 3 South 58 degrees 27 minutes 31 seconds East 295.40 feet to a stake located in the property line on the northwest side of the Southern Railroad & Seaboard Airlines right of way; thence along and with said right of way North 31 degrees 37 minutes 43 seconds East 143.54 feet to a stake located in the property line on the southwest side of Miami Boulevard; thence along and with said property line North 27 degrees 37 minutes 07 seconds West 256.15 feet to a stake; thence in a northwesterly and counterclockwise direction along an arc with a radius of 50 feet an arc distance of 105.44 feet to the point and place of BEGINNING, and being all of Lots 1 and 2 of the property of Steven M. Scott, according to plat and survey thereof by Ernest B. Wood, Jr., Land Surveyor, dated May 6, 1987, recorded in Durham County Registry in Plat Book 114 at page 131, to which plat reference is herewith made for a more particular description.

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IN WITNESS WHEREOF, the Grantor has duly executed the foregoing on the date first above written.

GRANTOR:

WHEAT FIELDS, LLC,
a North Carolina limited liability company

By: *Theodore R. Whitson*
Theodore R. Whitson, Manager

GUILFORD County, State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Theodore R. Whitson.

Date: July 16, 2021

Madonna A. Evans
Print Name: MADONNA A. EVANS
Notary Public

(Official Seal)

My Commission expires: 3-18-2023

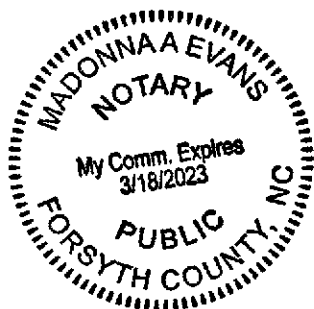


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