

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2017 FEB 22 01:54:52 PM
 BK:8129 PG:336-339
 DEED
 FEE:\$26.00
 EXCISE TAX:\$570.00
 INSTRUMENT # 2017005872
 TREFEARN



2017005872

SPECIAL WARRANTY DEED

Excise Tax:\$570.00

Parcel Identifier Nos. 108766 and 108765 Verified by Durham County on the _____ day of February, 2017

By: _____

Return to: GRANTEE, 406 MARE COURT, BAHAMA, NC 27503

Prepared by: Shannon S. Vukmir, Esquire
 Sitko Bruno, LLC
 2740 Smallman Street, Suite 300
 Pittsburgh, PA 15222

Brief description: Lots 43-46, Block 25

THIS SPECIAL WARRANTY DEED is made the 21st day of February, 2017 by and between

<p>GRANTOR LAND HOLDING, LLC, a Delaware limited liability company c/o PNC Bank, National Association 201 E. Pine St., Suite 100 Orlando, FL 32801</p>	<p>GRANTEE DLW Holdings, LLC, a North Carolina limited liability company 406 Mare Court Bahama, NC 27707</p>
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WITNESSETH, that the said Grantor for good and valuable consideration, in the amount of TWO HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS (\$285,000.00) paid to Grantor by Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to Grantee, and Grantee's successors, heirs and assigns, all that certain parcel of land, with the appurtenances, which is described as follows:

See Exhibit A, Legal Description attached (the "Property")

UNDER AND SUBJECT, WITHOUT LIMITATION, TO:

- (a) Real property taxes and assessments not yet due and payable;
- (b) Matters that would be disclosed by an accurate survey;
- (c) Easements, rights-of-way, restrictions, leases, conditions, covenants, restrictions, agreements and all other matters of public record; and
- (d) All laws, regulations and restrictions, including, without limitation, building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the Property.

IT IS ACKNOWLEDGED THAT THE PROPERTY HAS BEEN ACQUIRED BY GRANTOR THROUGH FORECLOSURE PROCEEDINGS OR BY DEED IN LIEU OF FORECLOSURE AND THAT GRANTOR HAS NEVER OCCUPIED THE PROPERTY. GRANTEE BY ACCEPTANCE OF THIS DEED SPECIFICALLY ACKNOWLEDGES THAT NEITHER GRANTOR NOR ANYONE ON BEHALF OF GRANTOR MAKES ANY WARRANTIES OR COVENANTS, INCLUDING, WITHOUT LIMITATION, THOSE OF MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT OF THE PROPERTY, AND IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN AN "AS IS" AND "WITH ALL FAULTS" CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED OR STATUTORY, EXCEPT THOSE ASSOCIATED WITH TITLE.

TO HAVE AND TO HOLD the same to and for the use of the said Grantee, Grantee's successors and assigns forever, and Grantor, for itself, its successors and assigns, hereby covenants and agrees that it will warrant specially the Property hereby conveyed.

The Property does not include the primary residence of Grantor.

This Special Warranty Deed is made under and by virtue of a general resolution of Grantor authorizing and directing the same to be done.

EXHIBIT "A"

LEGAL DESCRIPTION

BEING all of Lots 43, 44, 45 and 46, in Block 25, according to a map of property of the F.C. Greer Estate recorded in Plat Book 5B, and Page 109, in the Office of the Register of Deeds of Durham County, to which reference is hereby made for a more particular description of the same.

BEING the same property which Louis E. Wooten, III, as Substitute Trustee, by deed dated January 26, 2016 and recorded January 27, 2016 in Book 7863, Page 326 of the Office of the Register of Deeds of Durham County, North Carolina, granted and conveyed to Grantor herein.