

Register of Deeds
Sharon A. Davis
Durham County, NC

10/31/2022 10:29:00AM

BT: OPR B: 9810 P: 319 Pages: 4

DEED - DEED

Fee: \$1,176.00 Excise Tax: \$1150.00

INSTRUMENT #2022042024

April Carrington

Excise Tax: \$1,150.00 Recording Time, Book and Page
Parcel ID: 155771, 155773 & 155774 PIN: 0739-24-70-5186, 0739-24-72-8588 & 0739-24-76-3567

Return after recording to: Grantee

This instrument was prepared by: Douglas J. Short of Manning, Fulton & Skinner, P.A.
P. O. Box 20389, Raleigh, NC 27619-0389
(WITHOUT THE BENEFIT OF TITLE EXAMINATION)

Brief description for the Index: 3320 and 3322 NC 55 Hwy, and 212 East Cornwallis Road

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 31 day of OCTOBER, 2022, by and between

GRANTOR	GRANTEE
CORNWALLIS VENTURES LLC , a North Carolina limited liability company 8311 Bandford Way, Suite 007 Raleigh, NC 27615	LORIENT HOMES, LLC , a North Carolina limited liability company 1003 Hero Place Cary, NC 27519

The property conveyed by this instrument **does not** include the primary residence of the Grantor.

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all those certain lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by "Bagwell Holt Smith-SV"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by that instrument recorded in Book 5833, Page 294, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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, other than the following exceptions: (i) ad valorem taxes for the year 2023 and subsequent years and pending assessments not yet due or payable; (ii) enforceable easements, restrictions, covenants, and rights of way of record; (iii) zoning ordinances, development plans, and site plans affecting the subject property; and (iv) matters which would be revealed by a current and accurate survey of the property.

[signature and notary acknowledgment follows]

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

GRANTOR:

CORNWALLIS VENTURES LLC,
a North Carolina limited liability company

By: *J. G. Loftin, Jr.*
J. G. Loftin, Jr., Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: J. G. Loftin, Jr.

Date: October 14, 2022

Notary Public: *Tracy W Green*

Printed Name: Tracy W Green

My Commission Expires: 5-8-2023

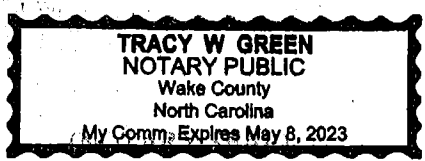


EXHIBIT A

Legal Description of Property

Being all those certain tracts or parcels of land lying and being situate in Durham County, North Carolina, and being more particularly described as:

BEGINNING at a stake in the property line on the West side of N.C. Highway #55 South of Durham, North Carolina, said stake being located 401.7 feet South 11 degrees 52 minutes West from the intersection of the property line on the South side of Cornwallis Road with the said property line on the West side of N.C. Highway #55 and being the Southeast corner of Lot #36, Section A, as shown on plats hereinafter referred to; running thence along and with the property line on the West side of said N.C. Highway #55 South 11 degrees 52 minutes West 600 feet to a stake, Northeast corner of Lot #23, Section A; running thence along and with the Northern boundary line of said Lot #23 North 78 degrees 08 minutes West 400 feet to a stake, the Northwest corner of said Lot #23 in the Eastern boundary line of property of J. E. Stovall; thence along and with the Eastern boundary line of said property of J. E. Stovall and with the Western boundary line of Lots #24 through #35, Section A, in succession, North 11 degrees 52 minutes East 600 feet to a stake, the Southwest corner of said Lot #36, Section A; running thence along and with the Southern boundary line of said Lot #36, Section A, South 78 degrees 08 minutes East 400 feet to a stake, the place and point of beginning, and being Lots #24 through #35, Section A, of the A. J. Pollard Property as shown by survey and plat thereof by S. M. Credle, C.E., dated October, 1948, recorded in Durham County Registry in Plat Book 18, Page 183, and being also Lots #24 through #35, Section A, Property of Wm. Muirhead Construction Company, Inc., as shown by survey and plat thereof by Credle Engineering Company, dated May 4, 1976, recorded in Durham County Registry in Plat Book 88, Page 47, reference to both of which plats is hereby made for a more particular description of said property.

Together with and including all of Tract "B" containing 1.64 acres as shown on that plat entitled "Final Plat-Subdivision for Southern Equipment Company, Inc." prepared by The John R. McAdams Company, Inc. dated 11/12/97 and recorded in Plat Book 140, page 143, Durham County Registry.