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BK 1109 PG 713 - 717 (5)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Person County, North Carolina
Tonya R. Wilson, Register of Deeds

DOC# 398813
01/28/2022 01:30:22 PM
Tax: \$6,500.00

FILED

Person County
Russell Jones
Tax Administrator

Unofficial Document

When Recorded Return To:

Kelli J. Vos
Fidelity National Title Insurance Company
One East Washington Street, Suite #450
Phoenix, AZ 85004

Prepared By: QUICK SERVICE REALCO, LLC
10950 Grandview Dr., Suite 300
Overland Park, Kansas 66210

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

NORTH CAROLINA SPECIAL WARRANTY DEED

Submitted electronically by "McMillan PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Person County Register of Deeds.

{11427/00073/2189668.DOCX}

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As of the Date of this Certification, on the Real Property described in this Deed, there are no delinquent taxes owed which are (1) ad valorem County Taxes, (2) ad valorem Municipal Taxes collected by Person County, or (3) any other taxes collected by Person County.

Date: _____

Deputy/Tax Collector: _____

Print Name: _____

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 6500

Parcel Identifier: Tax Parcel# 1102

This instrument was prepared by QUICK SERVICE REALCO, LLC
10950 Grandview Dr., Suite 300
Overland Park, Kansas 66210

This property does ___ does not X contain the primary residence of the Grantor.

THIS SPECIAL WARRANTY DEED made this 24th day of January, 2022, by and between:

GRANTOR

GRANTEE

QUICK SERVICE REALCO, LLC,
a Delaware limited liability company
10950 Grandview Dr., Suite 300
Overland Park, Kansas 66210

1670 Hillhurst Avenue, LLC,
a California limited liability company
1058 E. Verdugo Avenue
Burbank, CA 91501

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 and by these presents does grant, bargain, sell and convey

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unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the County of Person, State of North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by the instrument recorded in Book 1109, Page 159, Person County Registry.

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

Subject to all covenants, conditions, restrictions, easements, rights of way and all other matters of record, and the lien of ad valorem property taxes for the current year and thereafter.

[Signature page to follow]

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EXHIBIT A

Legal Description

Lying and being situate in Person County, North Carolina, and being more particularly described as follows:

Parcel 1:

BEING all of Tract 1 containing 1.896 acres, more or less, as shown on that certain Plat entitled "Final Recombination Plat for Roxborough Associates, LLC" dated August 8, 2007, by LE&D Professionals, PC and recorded in Plat Cabinet 15, Page 339 Person County Registry, to which reference is made for a more particular description of the same.

Parcel 2 (easement):

TOGETHER WITH the easements appurtenant to the above described Tract 1 created by the Access Easement Agreement recorded at Book 561, Page 872 as amended by Amendment to Access Easement Agreement recorded at Book 601, Page 337.

Parcel 3 (easement):

TOGETHER WITH the easements appurtenant to the above described Tract 1 created by the Declaration of Restrictive Easements, Covenants and Restrictions Agreement recorded at Book 660, Page 405.

Parcel 4 (easement):

TOGETHER WITH the easements appurtenant to the above described Tract 1 created by the Deed of Easement recorded at Book 652, Page 104.

For Informational Purposes Only:

Property Address: 2180 Durham Rd., Roxboro, NC 27573

Tax Parcel: 1102