

07/01/2022 08:52:18AM

BT: OPR B: 9732 P: 533 Pages: 4

DEED - DEED

Fee: \$2,176.00 Excise Tax: \$2150.00

INSTRUMENT #2022027195

Sharon Marsh

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 2,150.00

PIN#: 0830-53-50-6449

Mail/Box to: GRANTEE

This instrument was prepared by: Hilton Silvers & McClanahan, PLLC, 7320 Six Forks Road, Suite 100, Raleigh, NC 27615
(Without benefit of title exam or tax advice)

Brief description for Index: PROP-BRIGGS RIDDLES LLC/T RACT#02

THIS DEED made this 30 day of June 2022, by and between

GRANTOR

GRANTEE

BRIGGS/RIDDLE, LLC

A North Carolina limited liability company

704 Marlowe Rd
Raleigh NC 27609

McCorvey NC Holdings, LLC

a North Carolina limited liability company

2450 RIDDLE ROAD
DURHAM, NC

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 or parcel of land situated in Durham County, North Carolina and more particularly described as:

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE.

The property described above was acquired by Grantor by instrument recorded in Book 7137, Page 536.
A map showing the above described property is recorded in Book of Maps __, Page __.

All or a portion of the property conveyed is not a principal residence of the Grantor.

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

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, except for exceptions stated herein as follows:

SEE EXHIBIT B WHICH IS INCORPORATED BY REFERENCE.

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

BRIGGS/RIDDLE, LLC

a North Carolina limited liability company

By: Sallie P. Jackson (SEAL)

Name: SALLIE P. JACKSON

Title: Manager/Member

By: James H. Jackson (SEAL)

Name: JAMES H. JACKSON

Title: Manager/Member

STATE OF NC COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a NC ID and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **JAMES H. JACKSON and SALLIE P. JACKSON**

Date: June 24 2022

[Signature]

Notary Signature

(Official Seal)

Printed Name: David N. Hilton

My commission expires: 4/15/25

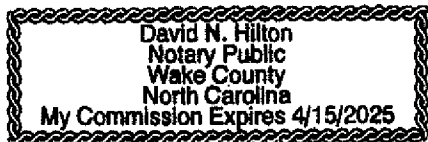


EXHIBIT A
Legal Description

BEING NEW TRACT #2, CONTAINING 5.44 ACRES, MORE OR LESS, AS SHOWN ON "PLAT OF CORRECTION - PROPERTIES OF BRIGGS/RIDDLES, LLC & DAVID LYONS", DATED AUGUST 10, 2020, RECORDED IN PLAT BOOK 203, PAGE 261 IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA.

EXHIBIT B
Title Exceptions

1. Ad valorem taxes for the current year.
2. Easements and any other facts as shown on plat recorded in Book 203, Page 261, Durham County Registry.
3. Title to that portion of the Land, if any, lying within the railroad right of way and rights of way for railroad, switch tracks, spur tracks, railway facilities, easements, and other related interests, if any, on and across the property.
4. Title to and easements in, any portion of the Land lying within any highways, roads, streets or other ways.
5. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.