

07/01/2022 08:49:09AM

BT: OPR B: 9732 P: 528 Pages: 4

DEED - DEED

Fee: \$226.00 Excise Tax: \$200.00

**INSTRUMENT #2022027193**

Sharon Marsh

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 200.00

PIN#: 0830 53 93 8546

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: 2502 Riddle Road

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

GRANTOR

**JAMES H. JACKSON and spouse  
SALLIE P. JACKSON**

704 Marlowe Rd  
Raleigh NC 27609

GRANTEE

McCorvey NC Holdings, LLC  
a North Carolina limited liability company

2502 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 \_\_\_\_, Page \_\_\_\_.

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.

Sallie P. Jackson (SEAL)  
Name: SALLIE P. JACKSON

James H. Jackson (SEAL)  
Name: JAMES H. JACKSON

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: 6/27/ 2022

[Signature]  
Notary Signature

(Official Seal)

Printed Name: David N. Hilton

My commission expires: 4/15/25

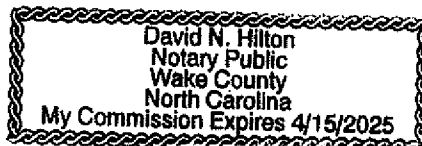
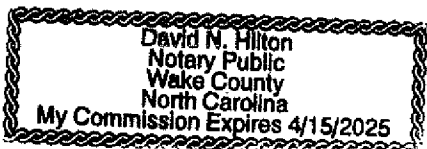


EXHIBIT A  
Legal Description

BEING TRACT #1, AS SHOWN ON "RECOMBINATION PLAT - JAMES H. JACKSON AND SALLIE P. JACKSON",  
DATED APRIL 17, 2000, RECORDED IN PLAT BOOK 147, PAGE 125 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 147, Page 125, Durham County Registry.
3. Easement set forth in instrument recorded in Book 2445 Page 201, Durham County Registry.
4. 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.
5. Title to and easements in, any portion of the Land lying within any highways, roads, streets or other ways.
6. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.