

07/12/2022 03:55:00PM

BT: OPR B: 9739 P: 513 Pages: 2

DEED - DEED

Fee: \$396.00 Excise Tax: \$370.00

INSTRUMENT #2022028702

Sharon Marsh

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$370.00

Parcel ID: 231424

This instrument was prepared without benefit of title search by: Nexsen Pruet, PLLC, 4141 Parklake Ave, Suite 200, Raleigh, NC 27612

Return to: Grantee

Brief description for the Index: Lot 423, Trailwood Subdivision at Croasdaile Farm, Durham, Durham County, NC

THIS DEED is made this 12th day of July, 2022, by and between:

GRANTOR	GRANTEE
<b>Croasdaile Farm Three, LLC</b> a North Carolina limited liability company 2451 Croasdaile Farm Parkway, Suite 101 Durham, NC 27705	<b>Homes by Dickerson, Inc.</b> a North Carolina corporation 2841 Plaza Place, Ste 210 Raleigh, NC 27612

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. partnership

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 follows:

BEING ALL OF LOT 423, AS PER THE PLAT ENTITLED "FINAL PLAT TRAILWOOD SUBDIVISION AT CROASDAILE FARM" PREPARED BY RILEY SURVEYING, P.A. AND RECORDED IN PLAT BOOK 206 AT PAGES 6 AND 7, AS CORRECTED IN PLAT BOOK 206, PAGES 14 AND 15, DURHAM COUNTY REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9739, Page 395 and of the Durham County Registry.

Maps showing the above described property are recorded in Map Book 206, Pages 6-7 and Map Book 206, Pages 14-15, Durham County Registry.

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.

Submitted electronically by "Nexsen Pruet, LLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for 2022 and subsequent years, not yet due and payable.
2. Enforceable easements, covenants, and restrictions and other matters of record as of the date of recording hereof.


This conveyance is made and accepted subject to that certain Declaration of Covenants, Conditions and Restrictions for Croasdaile Farm recorded in Real Estate Book 1393, Page 137, Durham County Registry, which was amended and made applicable thereto by virtue of that certain Amendment Subjecting Additional Land to the Declaration of Covenants, Conditions and Restrictions for Croasdaile Farm recorded in Real Estate Book 9591, Page 844, Durham County Registry, to which reference is hereby made for the terms and conditions contained therein. This conveyance is also made and accepted subject to those certain Restrictive and Protective Covenants and Conditions, recorded in Real Estate Book 9591, Page 850, Durham County Registry, to which reference is hereby made for the terms and conditions contained therein.

Grantee by acceptance of this Deed shall automatically become a member of the Croasdaile Farm Master Homeowner Association, Inc.

Pursuant to N.C.G.S. § 105-317.2, the Seller/Grantor states as follows: the Property conveyed herein does not include the primary residence of one or more of the Grantors. Grantor's address is provided herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

CROASDAILE FARM THREE, LLC  
A North Carolina limited liability company

By:   
David D. Beischer, Manager

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David D. Beischer, Manager of Croasdaile Farm Three, LLC

WITNESS my hand and notarial stamp/seal, this 11<sup>th</sup> day of July, 2022.

  
Erika J. Jefferson, Notary Public

My Commission Expires: October 8, 2023

