

For Registration Register of Deeds
 Judy D. Martin
 Moore County, NC
 Electronically Recorded
 November 8, 2022 3:57:11 PM
 Book: 5936 Page: 529 - 533 #Pages: 5
 Fee: \$26.00 NC Rev Stamp: \$4,180.00
 Instrument# 2022018505

Prepared by: James E. McNeill of Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC
 No Title Search
 Index Description: 1.941 acres, Walnut Street, Pinebluff
 Parcel ID: 00057324
 Stamps: \$4,180.00

SPECIAL WARRANTY DEED

THIS DEED made this 1st day of November, 2022 by and between:

GRANTOR	GRANTEE
PITTCO GROUP, LLC A North Carolina Limited Liability Company	TICON, INC. A North Carolina Corporation
2075 Juniper Lake Road West End, NC 27376	2828 Pickett Road, Suite 120 Durham, NC 27705

The terms Grantor and Grantee, as used herein, shall include said Parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby expressly acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Moore County, North Carolina and more particularly described as follows:

See Attached Exhibit "A" incorporated herein.

Submitted electronically by "Marion Law Office, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Moore County Register of Deeds.

This conveyance is made subject to (i) that certain Memorandum of Lease recorded in Book 5857, Page, 551, Moore County Registry, (ii) matters disclosed on any map or plat referenced within the legal description; (iii) the lien for ad valorem property taxes for the year of this conveyance, to be prorated at closing and (iv) all matters set forth on the attached Exhibit "B" incorporated as if set forth herein.

This Deed was prepared without a review or examination of the above described property title and no opinions or representations are being made either expressly or impliedly by the drafter of this Deed.

The property conveyed herein does not contain the primary residence of the Grantor.

The property hereinabove conveyed was acquired by Grantor by Instruments recorded in the Moore County Registry in Book 5837, Page 496.

TO HAVE AND TO HOLD the property described herein and all privileges and appurtenances thereto belonging to Grantee in fee simple.

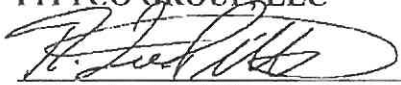
AND the Grantor covenants with the Grantee that Grantor is seized of the premises, has the right to convey the same, Grantor has done nothing to impair such titled as he received, that Grantor will warrant and defend the title against the lawful claims of persons claiming by and through him except for the exceptions noted herein.

{The remainder of this page is intentionally left blank }

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

GRANTOR:

PITTCO GROUP, LLC



(SEAL)

Name: R. Lee Pittman

Title: Manager of Pittco Group, LLC

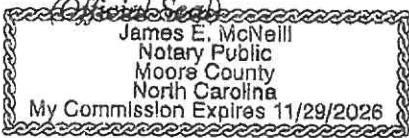
STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, JAMES E. MCNEILL, certify that the following person(s) personally appeared before me this day, and I have personal knowledge of the identity of the principal(s) OR _____ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principle's photograph in the form of a _____ OR _____ a credible witness has sworn to the identity of the principle(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: R. Lee Pittman, Manager of Pittco Group, L.L.C.

Date: NOVEMBER 7, 2022



Notary Public



My commission expires: 11 | 29 | 2026

Exhibit A

Being all that certain tract or parcel of land, containing 1.941 acres, more or less, as shown on Plat entitled "Recombination Survey for: Rhetson Companies, Inc., 1.941 Acres", dated February 16, 2022, prepared by McNeill Surveying & Land Planning, PLLC, appearing of record in the Office of the Register of Deeds in Plat Cabinet 19, Slide 367, Moore County Registry, to which record reference is hereby made for a more particular description.

Exhibit B
Permitted Exceptions

1. Public utility easements of record in customary form to serve the Property, provided, however, that said easements do not inhibit or impair the use of the Property as it exists on the date of recordation of this Deed.
2. Zoning ordinances, provided such ordinances do not prohibit or limit the use of the Property as it exists on the date of recordation of this Deed.
3. Rights of way of publicly maintained roads.
4. Subject to matters shown on plats recorded in Map Book 1, Section 2 at Page 79, Map Book 1 at Page 83 and Plat Cabinet 19, at Slide 367, all of the Moore County Registry.
5. Easement to Duke Energy Progress, LLC In Book 5884, Page 409, Moore County Registry.