

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2019 Apr 03 12:03 PM NC Rev Stamp: \$ 350.00  
Book: 8626 Page: 744 Fee: \$ 26.00  
Instrument Number: 2019010337  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$350.00

Tax Map Parcel Identifier No.: 132283 and 132284

Prepared by and Mail to: Carl M. Short, Jr., a North Carolina licensed attorney  
225 N Main Street, Suite 200, Salisbury, NC 28144

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax  
Administrator upon disbursement of closing proceeds

THIS DEED, made this 2<sup>nd</sup> day of April, 2019, by and between

**K2SD PROPERTIES, LLC**  
A North Carolina Limited Liability Company

Whose mailing address is: 155 Nandina Court, Unit 14-D, Fayetteville, NC 28311

Hereinafter referred to as GRANTOR; and

**JUNIPER PROPERTIES, LLC**  
A North Carolina Limited Liability Company

Hereinafter referred to as GRANTEE,

Whose mailing address is: 100 S. Link Avenue, Salisbury, NC 28144

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 the County of Rowan, North Carolina, and more particularly described as follows:

**See Attached EXHIBIT "A"**

The property herein described was acquired by Grantor by instrument recorded in Deed Book 2070, Page 876, Durham County Register of Deeds.

The Property Conveyed hereby \_\_\_\_\_ is/ X is not the primary residence of the Grantors.

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.

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 herein after stated.

Title to the property hereinabove described is subject to the following exceptions: Easements, conditions, restrictions of record and the Ad Valorem property taxes for the current year.

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

**K2SD Properties, LLC**  
A North Carolina Limited Liability Company

By: Virginia Largent (SEAL)

STATE OF North Carolina

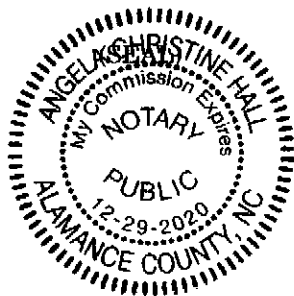
COUNTY OF Orange

I, a Notary Public of said State and County, certify that Virginia Largent personally came before me this day and acknowledged that he is Grantee of K2SD Properties, LLC, a North Carolina Corporation, and that as Manager, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and Notarial seal, this 2nd day of April, 2019.

Wendy Christine Hall  
NOTARY PUBLIC

My commission expires: 12-29-2020



**EXHIBIT "A"**

BEING all of Lots 127-A and 127-B, as shown on the plat and survey entitled "Resubdivision Lot 127 Scottish Hills, Property of John R. Scoggins", thereof now on file in the Office of the Register of Deeds of Durham County recorded in Plat Book 114, at Page 92, to which plat reference is hereby made for a more particular description of same.