

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 5600.00

Parcel Identifier No **0415304 and 0011090** verified by _____ County on the ____ day of _____, 20____

Mail/Box to: **Grantee**

This instrument was prepared by: **David R Godfrey, 315 S Salem Street Suite 100 Apex, NC 27502 (without title examination or tax advice)**

Brief description for the Index: Lots 1 and 2 BM 2013-275

THIS DEED made this 3rd day of August, 2022, by and between

GRANTOR	GRANTEE
<p>ROY LEE HOWELL and wife, JUDY A HOWELL</p> <p>Address: 2900 Olive Chapel Road Apex, NC 27502</p>	<p>DUKE UNIVERSITY HEALTH SYSTEM, INC. a NC non-profit corporation</p> <p>Address: 324 Blackwell Street Suite 950 Durham, NC 27701</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or 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 White Oak Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 1, containing 3.3434 acres, more or less, and Lot 2, containing 0.3470 acres, more or less, as shown on plat of survey entitled "Boundary Survey for Roy Lee Howell & Judy A Howell and Robert A Haun, III, & Wendy L Haun", dated February 18, 2013 and recorded in Book Maps 2013, Page 275, Wake County Registry.

Submitted electronically by Kilpatrick Townsend & Stockton LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by Book 1872, Page 613, Book 8323, Page 1522, and Book 15197 Page 1368, Wake County Registry.

All or a portion of the property herein conveyed includes or x does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Book of Maps 2013 Page 275, Wake 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.

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, other than the following exceptions:

See Exhibit A – Permitted Exceptions attached hereto and made a part hereof.

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

Roy Lee Howell
ROY LEE HOWELL

Judy A Howell
JUDY A HOWELL

State of North Carolina
County of Wake

I, a Notary Public of the County and State aforesaid do hereby certify that Roy Lee Howell and wife, Judy A Howell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 10 day of August, 2022.

[Signature]
Notary Public

My Commission Expires:
09/19/2025

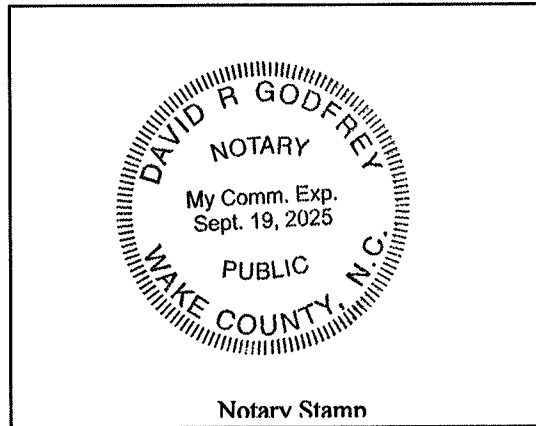


EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Easements, setback lines and any other matters shown on plats recorded in Book of Maps 2013, Page 275 and Book of Maps 1999, Page 580, Wake County Registry.
3. Easements to Carolina Power & Light Company recorded in Book 2392, Page 400 and Book 12947, Page 282 (and shown on the Survey), Wake County Registry.
4. Controlled access established and cut and/or fill slopes reserved in Deeds for Turnpike Project Right of Way recorded in Book 13727, Page 2272 and Book 13834, Page 1223, Wake County Registry.
5. The following matters as shown on the ALTA/NSPS Land Title Survey dated June 1, 2022, by John R. Pickens, PLS, Project No. DHK22005 ("the Survey"):
 - Lot 1: a) Service utilities; b) 50' Buffer, RCP; c) Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the land and riparian and/or littoral rights incident to the land; d) Intentionally Deleted (see B-I, Item 10)
 - Lot 2: a) Service utilities; b) CMP, RCP; c) NC DOT Permanent Drainage Easement.

Real
JAH