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BOOK 01548
START PAGE 0248
END PAGE 0251
INSTRUMENT # 06429
EXCISE TAX \$1,300.00

Excise Tax: \$1,300.00 Recording Time, Book and Page
Parcel ID: 965185159200

Return after recording to: Grantee
This instrument was prepared by: Jessica L. Elliott of Manning, Fulton & Skinner, P.A.
Brief description for the Index: +/-3.31 acres, Lee Avenue

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 28th day of October, 2019, by and between

GRANTOR	GRANTEE
MURRILL FOUNDATION, INC., a North Carolina non-profit corporation P.O. Box 3806 Chapel Hill, NC 27515	SFT HOLDINGS, LLC, a North Carolina limited liability company 1000 Goodworth Drive Apex, NC 27539

The property conveyed by this instrument **does not** include the primary residence of the Grantor.

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all those certain lot or parcel of land situated in Lee County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by "Manning Fulton & Skinner, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Lee County Register of Deeds.

The property hereinabove described was acquired by Grantor by that instrument recorded in Book 1300, Page 842, Lee 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 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, other than the following exceptions: (i) ad valorem taxes for the year 2020 and subsequent years and pending assessments not yet due or payable; (ii) enforceable easements, restrictions, covenants, and rights of way of record; (iii) zoning ordinances, development plans, and site plans affecting the subject property; and (iv) matters which would be revealed by a current and accurate survey of the property.

[signature and notary acknowledgment follows]

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

GRANTOR:

MURRILL FOUNDATION, INC.,
a North Carolina non-profit corporation

By: Barry M. Taylor
Barry M. Taylor, President

STATE OF North Carolina
COUNTY OF Pender

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Barry M. Taylor.

Date: October 18, 2019

CHRISTINA BURKE
NOTARY PUBLIC
BRUNSWICK COUNTY, NC
My Commission Expires 7-11-2022

(NOTARY SEAL)

Notary Public: Christina Burke

Printed Name: Christina Burke

My Commission Expires: 7-11-2022

EXHIBIT A

Legal Description of Property

Being all that certain tract or parcel of land lying and being situate in Lee County, North Carolina, and being more particularly described as:

BEING all of that tract containing 3.31 acres designated as "Tract on which Plant 2 is located, DB 413, P. 88", as shown on the map entitled "Boundary Survey for Red Barn Farms, LLC, Jonesboro Township, Lee County, North Carolina," by Thomas J. Matthews, PLS #L-1255, dated 3/11/2004 which map is recorded in Plat Cabinet 10, Slide 39, Lee County Registry and to which map reference is hereby made. This tract is a portion of the first Tract described in Book 413, Page 88, Lee County Registry and is the remaining property after conveyance to the N.C. Department of Transportation in Book 734, Page 233, Lee County Registry.