

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded

**2020 Oct 14 08:54 AM**

**Book: 9097 Page: 684**

NC Rev Stamp: \$ 2328.00 Fee: \$ 26.00

Instrument Number: 2020043801

DEED

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## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,328.00

Recording Time, Book and Page:

Parcel Identifier No.: 155357 and 155763

Tax Lot No.:

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Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, 4 Consultant Place, Durham, NC 27707

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THIS DEED made the 7<sup>th</sup> day of October, 2020 by and between

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### GRANTOR

Lakewood Park Development, LLC,  
a North Carolina limited liability company

Mailing Address: 3013 Ridge Road, Durham, North Carolina 27705

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### GRANTEE

SXCW Properties II, LLC,  
a North Carolina limited liability company

Mailing Address: 7935 Council Place, Suite 200, Matthews, North Carolina 28105-1007

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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.

Submitted electronically by "Blanco Tackabery & Matamoros, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 of Grantor's undivided interest in all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEING all of those tracts and parcels of land described on Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8887, Page 828, Durham County Registry.

The above described property does not include the primary residence of the Grantor.

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 that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

1. Declaration of Use Restrictions recorded in Book 8887, Page 821, Durham County Registry

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

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

Lakewood Park Development, LLC

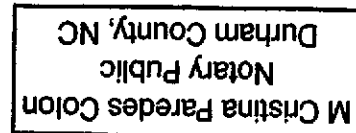
By: [Signature]  
Gary L. Wallace, Managing Member

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I, M. Cristina Paredes Colon, a Notary Public for the County and State aforesaid, do hereby certify that Gary L. Wallace, Managing Member of Lakewood Park Development, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 8<sup>th</sup> day of October, 2020.

[Signature]  
Notary Public  
My Commission Expires: 11-20-2021



## EXHIBIT A

**Tract 1 Lot C**

COMMENCING at a Control Corner NC Grid Coordinates N=792,816.55 and E=2,031,944.85; thence North 02 degrees 00 minutes 23 seconds West 175.18 feet to a concrete monument found; thence South 89 degrees 46 minutes 06 seconds East 468.03 to a ¾" existing iron pin, said pin also being the POINT AND PLACE OF BEGINNING; thence North 08 degrees 14 minutes 32 seconds East 152.93 feet to a computed point; thence South 81 degrees 36 minutes 39 seconds East 390.46 feet to an iron pin set in the western right of way line of NC HWY 55 (Variable Width Public Right of Way Project Map 8.1403904); thence along said right of way South 08 degrees 04 minutes 22 seconds West 100.33 feet to an iron pin set; thence North 89 degrees 16 minutes 57 seconds East 394.15 feet to the POINT AND PLACE OF BEGINNING and containing 1.136 acres more or less as shown on a survey entitled "Alta/NSPS Land Title Survey Exclusively for: Highway 55 Ralden Properties, LLC", drawn by Bateman Civil Survey Company, dated 10/16/2019, job number 190497.

**Tract 2**

BEGINNING at a Control Corner NC Grid Coordinates N=792,816.55 and E=2,031,944.85; thence North 02 degrees 00 minutes 23 seconds West 175.18 feet to a concrete monument found; thence South 89 degrees 46 minutes 06 seconds East 468.03 to a ¾" existing iron pin; thence South 89 degrees 16 minutes 57 seconds East 394.15 feet to an iron pin set in the western right of way line of NC HWY 55 (Variable Width Public Right of Way Project Map 8.1403904); thence South 08 degrees 04 minutes 22 seconds West 204.38 feet to an iron pin set; thence North 81 degrees 50 minutes 47 seconds West 88.95 feet to an existing iron pin; thence on a curve to the left, having a radius of 1,959.74 feet and a chord bearing and distance of North 85 degrees 48 minutes 05 seconds West 270.35 feet to a 1" existing iron pin; thence North 89 degrees 45 minutes 24 seconds West 469.64 feet to the POINT AND PLACE OF BEGINNING and containing 3.477 acres more or less as shown on a survey entitled "Alta/NSPS Land Title Survey Exclusively for: Highway 55 Ralden Properties, LLC", drawn by Bateman Civil Survey Company, dated 10/16/2019, job number 190497.