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**NORTH CAROLINA SPECIAL WARRANTY DEED**

Prepared by: Summer Rich, 3000 Aerial Center Parkway, Suite 100, Morrisville, NC 27560  
Grantee's address (return to): 401 Flat River Run, Hillsborough, NC 27278

NORTH CAROLINA  
ORANGE COUNTY

Revenue Stamps: \$1204

Parcel ID#: 9874-10-7820

This Deed is made this 27<sup>th</sup> day of October, 2022, by and between **D.R. HORTON, INC.**, a Delaware corporation, with address of 8001 Arrowridge Blvd., Charlotte, NC 28273, hereinafter called "Grantor," and **SARAH BAKER and MATTHEW BAKER**, a married couple, whose address is 401 Flat River Run, Hillsborough, NC 27278, hereinafter called "Grantee."

**WITNESSETH:**

That the Grantor, for a 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 give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in ORANGE County, North Carolina, and more fully described as follows:

**BEING all of Lot 37, Collins Ridge, Phase 1A, Section 3, per plat and survey thereof recorded in Plat Book 123, Pages 77 and 78, Orange County Registry, to which plat reference is hereby made for a more particular description of same.**

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

**TO HAVE AND TO HOLD** the above described tract of real estate, with all privileges and appurtenances thereunto 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 lawful claims of persons claiming, by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for the year 2023 and subsequent years.
2. Restrictive covenants, utility easements and rights-of-way of record.
3. Any and all matters shown on the recorded plat(s).

Submitted electronically by "Bagwell Holt Smith P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this Deed to be signed in its corporate names by its duly authorized officers and its seal to be hereunto affixed by authority of their Boards of Directors, the day and year first above written.

D.R. HORTON, INC.,  
A Delaware corporation

By: *Melissa M. Guy*  
Melissa M. Guy, Assistant Secretary

NORTH CAROLINA

WAKE COUNTY

I, Jeffrey A. Jones, a notary public, do hereby certify that Melissa M. Guy personally came before me this day and acknowledged that she is an Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, and that she, as an Assistant Secretary, being duly authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 21<sup>th</sup> day of October, 2022.

My commission expires: 3.20.2026

*Jeffrey A. Jones*  
Jeffrey A. Jones, Notary Public

(Affix Notary Seal)

