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Doc No: 30053925
Recorded: 08/03/2021 01:04:06 PM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$1,900.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6737 PG 1668 - 1670 (3)

James Alan Boston Jr

GENERAL WARRANTY DEED

PIN #9873-17-7590 *YPC*

Prepared by: D. MICHAEL PARKER
Return to: Grantee @ 4416 Murphy School Road, Durham, NC 27705
Revenue Stamps = \$1,900.00

NORTH CAROLINA
ORANGE COUNTY

THIS DEED, made and entered into this the 3 day of August, 2021, by and between, **TOWNSEND ENTERPRISES, INC.** a North Carolina Corporation, Party of the First Part, (hereinafter referred to as "Grantor"), and **DENLO GROW, LLC.** A North Carolina limited liability company, Party of the Second Part, (hereinafter referred to as "Grantee"),

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to them in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land located in the Cedar Grove Township, Orange County, North Carolina and being more particularly described as follows:

PIN #9873-17-7590

Containing 1.67 acres, more or less, designated as Lot 16C-1 on the plat of survey by ENT Land Surveys, Inc., dated January 16, 2001, entitled Recombination of Lots THE OLD MILL, recorded in Plat Book 87, Page 62 of the Orange County Registry.

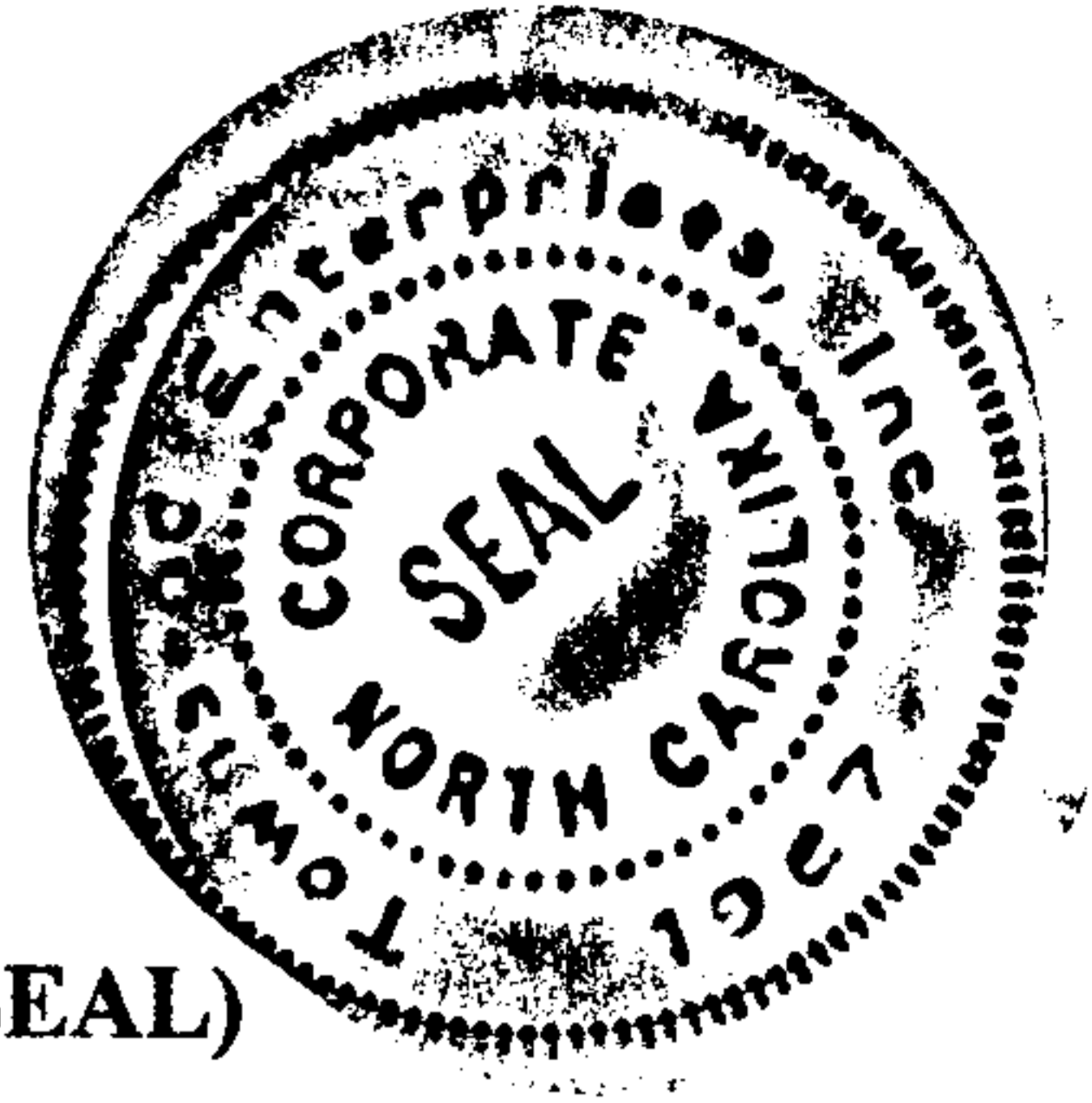
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenant with the Grantee that the Grantor are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals, the day and year first above written.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

TOWNSEND ENTERPRISES, INC.
a North Carolina Corporation



By: *David A. Groves* (SEAL)
DAVID A. GROVES, President

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, GINGER B. Stallings, Notary Public of the County and State aforesaid, certify that DAVID A. GROVES personally appeared before me this day and acknowledged that he is the President of TOWNSEND ENTERPRISES, INC. a North Carolina Corporation, and acknowledged on behalf of the company, the due execution of the foregoing instrument.

Witness my hand and seal, this the 27 day of July, 2021.



Ginger B. Stallings
NOTARY PUBLIC

Ginger B. Stallings
(PRINT OR TYPE NAME OF NOTARY PUBLIC)

My commission expires: 10/12/2024