

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Oct 23 03:15 PM
Book: 9109 Page: 874
NC Rev Stamp: \$ 2358.00 Fee: \$ 26.00
Instrument Number: 2020045899
DEED

Revenue: \$ **2358** .00 (For Recording Data)
Parcel Identifier/Tax Account/PIN No.: See Exhibit "A" attached hereto
Brief Description for the Index: Lots 33-51 Highland Park
Prepared by: Ragsdale Liggett PLLC (Ramseur)
Return to: Grantee
Property Address: See Exhibit "A" attached hereto

NORTH CAROLINA SPECIAL WARRANTY DEED

This Deed is made as of this the 23rd day of October 2020, by and between **HLP Developers, LLC a North Carolina limited liability company** with a mailing address of 5310 NC Highway 55, Suite 101, Durham, NC 27713 ("Grantor") and **EASTWOOD HOMES OF RALEIGH, LLC, a North Carolina limited liability company** with a mailing address of 2857 Westport Road Charlotte, NC 28208 ("Grantee").

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in the City of Durham, Durham County, North Carolina and more particularly described as follows:

BEING all of Lots 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 and 51, Highland Park Subdivision, Phase 2A and 2B, as shown on map recorded in Plat Book 203, Pages 338-339, Durham County Registry.

ALSO BEING the same Premises conveyed to Grantor by deed recorded in Book 8557, Page 181, Durham County Registry. The Grantor herein states that the Premises conveyed herein is not 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 Grantee in fee simple.

Lots conveyed in this deed are subject to all restrictions as listed in Special Warranty Deed recorded in Book 8557, Page 181, Durham County Registry.

And Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, 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 whomsoever, except for the lien of ad valorem taxes for the year 2020, a lien now due but not yet delinquent, easements, restrictions and rights of way of record, if any, affecting the Property herein described; and utility lines, easements and rights of way located over, under or upon the subject property.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

The remainder of this page intentionally left blank.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

HLP Developers, LLC,
a North Carolina limited liability company

By: *Bruce W. Knott* (SEAL)
Bruce W. Knott, Manager

STATE OF North Carolina
COUNTY OF Durham

I, a Notary Public of Durham County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Bruce W. Knott, manager of HLP Developers, LLC, a North Carolina limited liability company**

Date: 10/22/20

(SEAL)

Deanne P. Fabricatore
Printed Name of Notary: Deanne P. Fabricatore
Notary Public
My commission expires: November 4, 2024

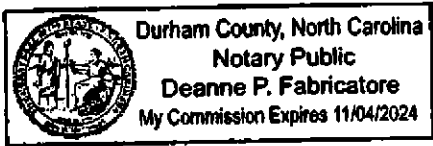


EXHIBIT A

	Lot	Address	Parcel ID
Highland Park	33	245 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	34	243 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	35	239 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	36	237 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	37	235 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	38	233 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	39	231 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	40	227 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	41	225 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	42	223 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	43	221 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	44	217 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	45	215 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	46	213 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	47	211 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	48	207 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	49	205 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	50	203 Marbella Grove Court, Durham, NC 27713	Out of 208943
Highland Park	51	201 Marbella Grove Court, Durham, NC 27713	Out of 208943