

Excise Tax \$20,000.00	Recording Time, Book and Page
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Tax Lot No.: 0786513211 and 0786511199 Parcel Identifier No.: _____

Mail after recording to: Grantee

This instrument was prepared by: Parker Poe Adams & Bernstein LLP (BMM), 620 South Tryon Street, Suite 800, Charlotte, North Carolina 28202 **Brent Milgrom**

Brief Description For The Index:

New Lots 2 and 3, Map Book 2021, Pages 2243-2249

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 22nd day of February, 2022, by and between **CG/WOOD ALTA DURALEIGH TOWNHOME, LLC**, a Delaware limited liability company with an address c/o Wood Partners, Attn: Caitlin Shelby, 1414 Raleigh Road, Suite 429, Chapel Hill, North Carolina 27517 ("**Grantor**"), and **TRI POINTE HOMES HOLDINGS, INC.**, a Delaware corporation with an address of 1330 Sunday Drive, Suite 101, Raleigh, North Carolina 27607 ("**Grantee**").

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land described in **Exhibit A** attached hereto ("**Property**").

The Property does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

And Grantor covenants with 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, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

1. Taxes for the year 2022 and subsequent years, not yet due and payable.
2. Valid and enforceable easements, covenants, restrictions, reservations and rights-of-way and other matters of record (excluding mortgages, deeds of trust, attachments, judgments, liens for delinquent taxes, mechanic's or materialmen's lien and other monetary liens), including, but not limited to, the provisions contained in the North Carolina Special Warranty Deed recorded in Book 18847, Page 1783.
3. Matters that would be disclosed by a current and accurate survey and inspection of the Property.
4. All zoning, subdivision, land use and other laws, regulations or ordinances applicable to the Property.

[Signature page follows.]

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

CG/WOOD ALTA DURALEIGH TOWNHOME, LLC,
a Delaware limited liability company

By: CG/Wood Alta Duraleigh, LLC, a Delaware limited liability company, its sole Member and Manager

By: WS Duraleigh, LLC, a Delaware limited liability company, its Operations Member

By: WP North Carolina, LLC, a Delaware limited liability company, its sole Member and Manager

By: Caitlin L. Shelby
Caitlin L. Shelby, Vice President

STATE OF North Carolina
COUNTY OF Durham

I, Emmit Medina Visconti, a Notary Public for Durham County, State of North Carolina, do hereby certify that **CAITLIN L. SHELBY** ("Signatory"), personally appeared before me this day and acknowledged that she is the Vice President of WP North Carolina, LLC, a Delaware limited liability company, the sole Member and Manager of WS Duraleigh, LLC, a Delaware limited liability company, the Operations Member of CG/Wood Alta Duraleigh, LLC, a Delaware limited liability company, the sole Member and Manager of CG/Wood Alta Duraleigh Townhome, LLC, a Delaware limited liability company, and that she, in such capacity and being authorized to do so, executed the foregoing instrument on behalf of the company.

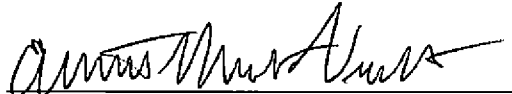
I certify that the Signatory personally appeared before me this day, and
(check one of the following)

(I have personal knowledge of the identity of the Signatory); or
 (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of:

(check one of the following)
 a driver's license or
 in the form of _____); or
 (a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this 18th day of February, 2022.



Notary Public

My Commission Expires: 06/27/26

[NOTARIAL STAMP-SEAL]

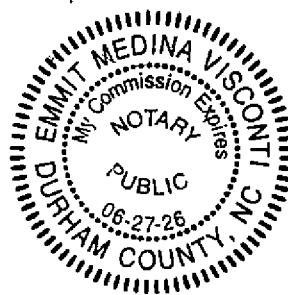


EXHIBIT A

LYING AND BEING in Wake County, North Carolina and being more particularly described as all of "NEW LOT 2" and "NEW LOT 3" as shown on a plat entitled "4800 Duraleigh Road", prepared by John A. Edwards Jr., P.L.S. and recorded in Book of Maps 2021, Pages 2243-2249 in the office of the Wake County Register of Deeds (the "Plat"), together with all of Grantor's right, title and interest, if any, in the property contiguous to New Lot 3, depicted as a portion of "NEW R/W DEDICATION (DURALEIGH ROAD)" on the Plat.