

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2021 Dec 16 09:29 AM**  
**Book: 9562 Page: 108**  
 NC Rev Stamp: \$ 5000.00 Fee: \$ 26.00  
 Instrument Number: 2021063988  
 DEED

Submitted electronically by "Loftin & Loftin, 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.

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 5000.00

Parcel Identifier No. 175235 Verified by \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: John D. Loftin  
 Loftin and Loftin, 117 N. Churton Street, Hillsborough, NC 27278

This instrument was prepared by: Charles L. Steel, IV, Manning Fulton & Skinner, PA, Diamond View II, 280 S. Mangum St., Suite 130, Durham, NC 27701

Brief description for the Index: 4306 Bennett Memorial Road, Durham, NC 27705

THIS DEED made this 15th day of December, 2021, by and between

GRANTOR:	GRANTEE:
<b>Goodwin Racing Incorporated,</b> a North Carolina corporation Address: 4306 Bennett Memorial Road Durham, NC 27705	<b>4306 Bennett Memorial, LLC,</b> a North Carolina limited liability company Address: 4631 Kiger Road Rougemont, NC 27572

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with Grantor's right, title and interest in any and all improvements thereon (the "**Property**").

The Property hereinabove described is that certain property acquired by Grantor by instrument recorded in Book 6803, Page 907-909 of the Durham County, North Carolina Public Registry.

No portion of the Property herein conveyed includes the primary residence of Grantor.

**TO HAVE AND TO HOLD** the aforesaid Property 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 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.

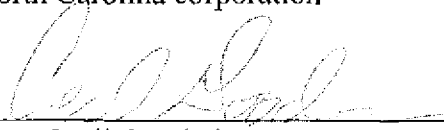
Title to the Property is subject to the following: (a) taxes and assessments for the year 2022 and subsequent years which are liens not yet due and payable, (b) matters that would be revealed by a current survey or inspection of the Property, (c) any and all covenants, easements, rights of way, reservations, restrictions, and all other matters of record affecting the Property, and (d) rights of tenants in possession at the Property.

*(Signature page to follow)*

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument as of the date first above written.

**GRANTOR:**

**GOODWIN RACING INCORPORATED,**  
a North Carolina corporation

By: 

Name: Cecil Goodwin

Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I certify that the following person personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Cecil Goodwin, as Vice President of Goodwin Racing Incorporated.

Date: December 15, 2021.

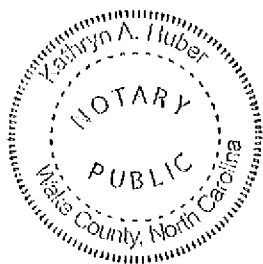


Official Signature of Notary

Kathryn A. Huber

Notary's printed or typed name, Notary Public

My commission expires: MAY 13, 2024



**EXHIBIT A**

To

North Carolina Special Warranty Deed

Between

Goodwin Racing Incorporated, as Grantor,

And

4306 Bennett Memorial, LLC, as Grantee

**Legal Description**

*Parcel : 175235*

All of Tract No. 2, containing 1.84 acres, as shown on the plat of survey dated January 2000 and revised February 2000 by William C. Walker, Jr., Land Surveyor, located in Durham Outside, Durham County, North Carolina, recorded in Plat Book 148, at Page 137, Durham Country Registry, to which plat book reference is made for a more particular description of same.