

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Jan 26 02:07 PM
Book: 9598 Page: 250
NC Rev Stamp: \$ 3200.00 Fee: \$ 26.00
Instrument Number: 2022003552
DEED

Instrument prepared by: Erin A. Catlett, Fox Rothschild LLP, PO Box 27525, Raleigh, NC 27611
Mail after recording: Grantee
Excise Tax: \$3,200.00
REID/Tax Lot No.: 135496

*Grantor certifies that no portion of the property herein conveyed includes the primary residence of Grantor.
Preparer has made no examination of title.*

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 26th day of January 2022 by and between MORAVIAN CHRUCH IN AMERICA, SOUTHERN PROVINCE, INC., a North Carolina non-profit corporation, having a mailing address of 459 S. Church Street, Winston-Salem, NC 27101 ("Grantor"); and CHRIST THE KING COMMUNITY CHURCH, INC., a North Carolina non-profit corporation, having an address of 4405 Hope Valley Road, Durham, NC 27707 (the "Grantee").

WITNESSETH:

WHEREAS, Grantor is the fee owner of a that certain parcel of land located in the City of Durham, County of Durham, and State of North Carolina, commonly known as 4405 Hope Valley Road, Durham, North Carolina and having a Durham County PIN of 0719-03-42-1926 and being more particularly described in Exhibit A attached hereto and incorporated herein (the "Property").

NOW, THEREFORE, in consideration of the premises and the mutual promises and covenants contained herein, 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 the Property in fee simple absolute.

TOGETHER WITH all right, title and interest of Grantor in and to any strips, gores, streams, or current or former streets, alleys, roads, avenues, sidewalks, ways, railroad rights-of-way, (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the Property or any of them, and together with all the improvements thereon and all privileges, easements, and appurtenances thereto belonging not elsewhere herein excepted.

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

And the Grantor covenants with the Grantee, that Grantor 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 claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the Property is subject to the following exceptions:

1. The lien of *ad valorem* taxes for 2022 and subsequent years not yet due and payable.
2. Such matters of title including encumbrances, covenants, conditions, restrictions, rights-of-way, easements, liens, assessments, and all other matters of record, that would be revealed through the diligence of a reasonable person.
3. Such matters of boundary, acreage, encroachment, and other matters appearing on the land that would be revealed by a current, accurate survey of the Property.

The designations "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 the context.

***REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURE, ACKNOWLEDGMENT, & EXHIBIT PAGES FOLLOW***

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed under seal the day and year first above written.

GRANTOR:
MORAVIAN CHURCH IN AMERICA, SOUTHERN PROVINCE, INC.

Christopher C. Thore

By: Christopher C. Thore
Its: President, PEC

STATE OF North Carolina
COUNTY OF Forsyth

I certify that the following person personally appeared before me this day, and acknowledged to me that he signed the foregoing document: Christopher C. Thore.

Date: January 25, 2022

Amy H. Dunn
[Notary's signature as name appears on seal]

Amy H. Dunn, Notary Public
[Notary's printed name as name appears on seal]

seal]

AMY H. DUNN
NOTARY PUBLIC
Alamance County
North Carolina
My Commission Expires 3/18/24

My commission expires: March 18, 2024

[Affix Official Seal in Space Above]

EXHIBIT A
The "Property"

BEING all that certain lot, parcel, or tract of land described as Lot "1" on the plat of survey entitled "Exempt Final Plat Recombination Plat" prepared by Terrestrial Surveying, PC, dated April 18, 2013, recorded at Plat Book 192, Page 98, Durham County Registry.