

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 Apr 29 03:31 PM
Book: 9683 Page: 3
 NC Rev Stamp: \$ 520.00 Fee: \$ 26.00
 Instrument Number: 2022018287
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$520.00 Tax Parcel Number: 181007

Mail after recording to: Grantee

This instrument was prepared by: Alexander Ricks PLLC, 1420 E. 7th Street, Suite 100, Charlotte, NC 28204 (JG)

Brief description for the Index:

4620 Guess Road

THIS DEED made this 21 day of April, 2022, by and between:

GRANTOR	GRANTEE
<p>CLIFFORD ROLAND TILLEY, Successor Trustee of The Doris Belk Tilley Revocable Trust Agreement Dated 08/23/2007</p>	<p>C4 LATTA PARK, LLC, a North Carolina limited liability company</p>
<p><u>Address:</u> 560 Eden Hills Road Siler City, NC 27344</p>	<p><u>Address:</u> 121 West Trade Street, Suite 2550 Charlotte, NC 28202</p>

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 the Grantor, for good and valuable consideration paid by the 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 as follows:

SEE EXHIBIT A ATTACHED HERETO.

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 Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8400 at Page 307, Durham County Public Registry.

None of the property herein conveyed includes the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land 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, other than the Permitted Exceptions (as such term is defined below).

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the following (hereinafter referred to collectively as the "**Permitted Exceptions**"):

1. Taxes for calendar year 2022 and subsequent years, not yet due and payable.
2. Plats recorded in Plat Book 135, Page 14 and Plat Book 6A, Page 69, Durham County Public Registry.
3. Matters disclosed by that certain survey prepared by Coulter Jewell Thames P.A. dated March 25, 2022.
4. Easement to Department of Transportation recorded in Book 2647, Page 842, Durham County Public Registry.
5. Easement to Duke Power Company recorded in Book 199, Page 63, Durham County Public Registry.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

CLIFFORD ROLAND TILLEY,
Successor Trustee of The Doris Belk Tilley
Revocable Trust Agreement Dated 08/23/2007

By: *Clifford Roland Tilley* TTE

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following persons personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **CLIFFORD ROLAND TILLEY**

Date: April 21, 2022

Official Signature of Notary: *Jaime Morris*
Notary's printed or typed name: Jaime Morris

My commission expires: July 16, 2025

(Official Seal)

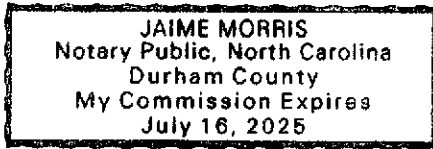


EXHIBIT A

Legal Description

BEGINNING AT A STAKE ON THE EAST SIDE OF THE GUESS ROAD AT THE SOUTHWEST CORNER OF LOT NO. 3 AS SHOWN ON PLAT HEREINAFTER REFERRED TO AND RUNNING THENCE ALONG WITH THE SOUTH LINE OF SAID LOT NO. 3, SOUTH 85° EAST 861 FEET TO A STAKE, THE SOUTHEAST CORNER OF SAID LOT NO. 3; THENCE SOUTH 5° WEST 191 FEET TO A STAKE, THE NORTHEAST CORNER OF LOT NO. 5; THENCE NORTH 83° 10' WEST 980 FEET TO A STAKE IN THE EAST SIDE OF SAID GUESS ROAD, WHICH SAID STAKE IS NORTH 41° EAST 33 FEET FROM THE NORTHWEST CORNER OF LOT NO. 5; THENCE ALONG AND WITH THE EAST SIDE OF GUESS ROAD NORTH 41° EAST 200 FEET TO THE POINT AND PLACE OF BEGINNING, AND BEING LOT NO. 4 ON MAP OF THE SUBDIVISION OF LOTS 1, 2, 4 AND 5 OF THE J. G. LATTA FARM AS PER SURVEY OF S. M. CREDLE, C. E., 1926 COPY OF WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 6, PAGE 69, EXCEPT A SMALL TRIANGULAR STRIP FRONTING 33 FEET ALONG GUESS ROAD AND RUNNING TO A POINT AT THE EASTERN EXTREMITY.