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JAH

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Stamps: \$6,500.00

PIN: 9875-30-1048 *pl*

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording: MAIL TO GRANTEE

This instrument was prepared by: Bagwell Holt Smith P.A. (without title examination or tax advice)

Brief description for the Index: See Exhibit A

THIS DEED is made as of the date set forth in the notary acknowledgment hereon, by and between:

GRANTOR	GRANTEE
<p align="center"><b>NEWHOPE CHURCH, INC.</b> a North Carolina non-profit corporation</p> <p align="center"><u>Grantor's Address</u> 7916 Fayetteville Road Durham, NC 27713</p>	<p align="center"><b>WEST DURHAM PENTECOSTAL HOLINESS CHURCH, INC.</b> a North Carolina non-profit corporation</p> <p align="center"><u>Grantee's Address</u> 901 Alabama Avenue Durham, NC 2770</p>

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 a 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 **Orange County**, North Carolina and more particularly described as shown on the attached **Exhibit A**.

submitted electronically by "Arges Law Firm, P.C."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

This conveyance is made for the use and benefit of the ministry and membership of the International Pentecostal Holiness Church, in accordance with the faith of said church and provisions of the International Pentecostal Holiness Church Manual. This provision is for the benefit of the grantee, and grantor reserves no right or interest in the premises.

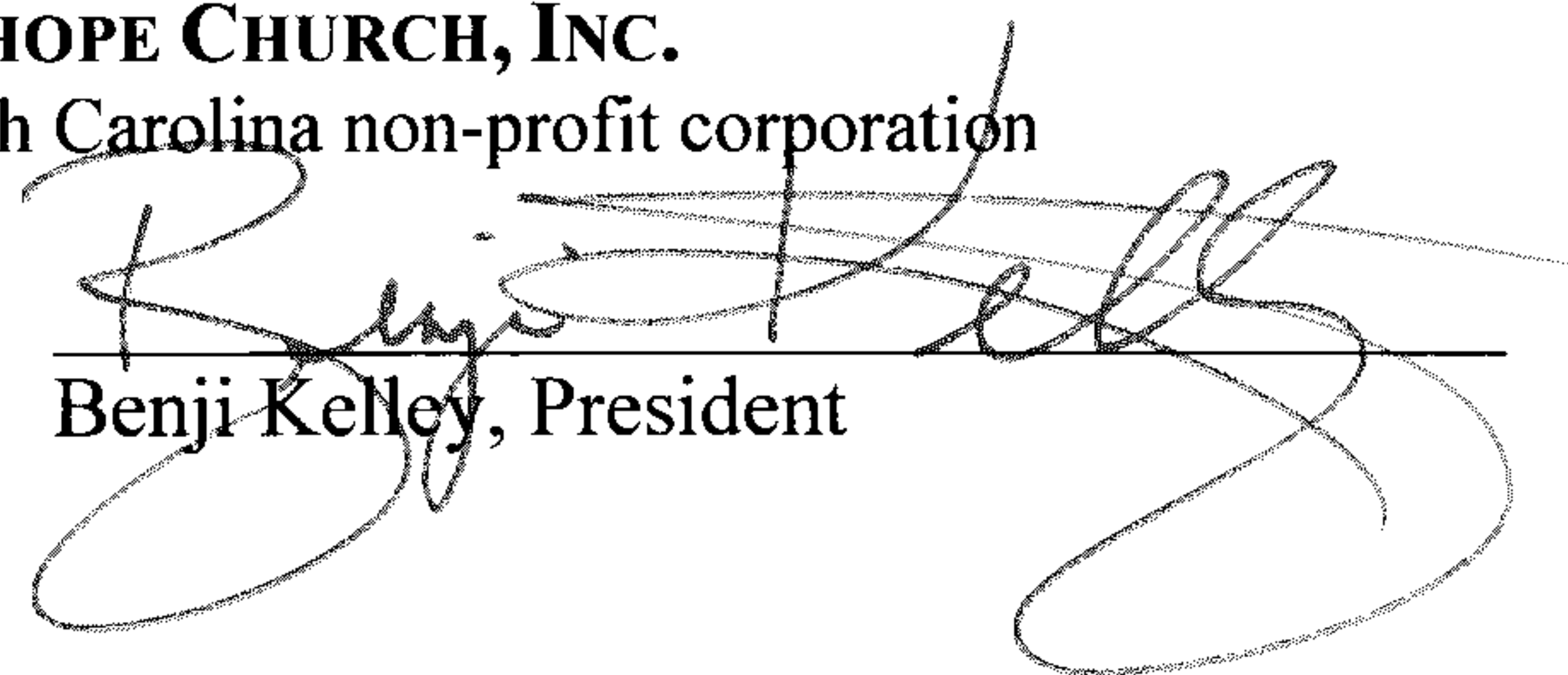
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee that Grantor is seized of said real property in fee simple, has the right to convey the same in fee simple, that title is marketable and free of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, other than the following exceptions:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized President, as of the day and year first above written.

**NEWHOPE CHURCH, INC.**  
a North Carolina non-profit corporation

By:   
Benji Kelley, President


State of NORTH CAROLINA County of DURHAM :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein and in the capacity indicated: Benji Kelley, President

Date: MAY 16<sup>TH</sup> 2022

(Stamp or Seal)

ROBERT DANNENBERG
NOTARY PUBLIC
Durham County
North Carolina
My Commission Expires March 12, 2024

  
Signature of Notary

Printed Name: ROBERT DANNENBERG

My commission expires: MARCH 12, 2024

**EXHIBIT A**

Lying in Orange County, North Carolina, and being more particularly described as follows:

BEING ALL of Lot No. 1, being 9.02 acres, more or less, as shown on the plat of survey prepared by S.D. Puckett & Associates, P.C. dated May 19, 2015, and recorded at Plat Book 114, Page 136, of the Orange County Register of Deeds, and said correction plat recorded at Plat Book 115, Page 59, of the Orange County Register of Deeds, to which plat references are hereby made for a more complete description of the same.