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Doc No: 30055950
Recorded: 08/31/2021 11:51:40 AM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$820.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6742 PG 1448 - 1450 (3)

James Alan Boston Jr

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$820.00

Parcel Identifier No. 9874329012 *m*
Verified by _____ County on the ____ day of _____, 20__
By: _____

This instrument was prepared by: **Michael R. Ganley, Bagwell Holt Smith P.A. (without title examination)**

Return to: **Grantee**

THIS DEED is made this 16th day of August, 2021, by and between

GRANTOR

GRANTEE

**TWIN TREE PROPERTIES, LLC.,
a North Carolina limited liability company
516 Valley Forge Road
Hillsborough, NC 27278**

**Sparrow-Page Enterprises, LLC,
a North Carolina limited liability company
3902 Pearson Rd.
Hurdle Mills, NC 27541**

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 those certain lots or parcels of land situated in **Orange County**, North Carolina and more particularly described as follows:

PLEASE SEE EXHIBIT A, attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6051 Page 553, Orange County Register of Deeds.

All or a portion of the property herein conveyed does not include the primary residence of a 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.

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And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warranty and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

TWIN TREE PROPERTIES, LLC

By: Joy L Harris
Name: Joy L Harris
Its: President

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STATE OF North Carolina

COUNTY OF Orange

I, Michael R. Ganey, Notary Public for ORANGE County, North Carolina, certify that Joy L Harris personally came before me this day and acknowledged that he/she is President of Twin Tree Properties, LLC, a North Carolina limited liability company, and that he/she as PRESIDENT, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Date: August 16, 2021

My Commission Expires:
1/14/2022

[Signature]
Notary Public
Print Name: Michael R. Ganey

[Affix Notary Stamp or Seal]

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EXHIBIT A
Legal Description

PIN 9874-32-9012

BEING ALL of the Lot, consisting of 2.25 acres, as shown on the plat entitled, "Survey for Mark O'Neal," prepared by S.D. Puckett & Associates, PLS, dated June 30, 2021, and recorded in Plat Book 123 Page 175 of the Orange County Register of Deeds, to which plat reference is made for more complete description.

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