

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded

2021 Aug 10 04:41 PM

Book: 9424 Page: 400

NC Rev Stamp: \$ 5800.00 Fee: \$ 26.00

Instrument Number: 2021040505
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,800.00
 PIN: 0729-03-11-4309

After recording return to: Alison R. Cayton of Manning, Fulton & Skinner, P.A. at 3605
 Glenwood Avenue, Suite 500, Raleigh, North Carolina 27612

This instrument was prepared by: Alison R. Cayton of Manning, Fulton & Skinner, P.A.

Brief description for the Index: 5501 Fortunes Ridge Drive

THIS DEED is made as of the **10th** day of August, 2021, by and between

GRANTOR	GRANTEE
FORTUNES RIDGE ASSOCIATES, LLC , a North Carolina limited liability company 128 Hillsboro Street Pittsboro, NC 27312	5501 FORTUNES RIDGE HOLDINGS, LLC , a North Carolina limited liability company 1205 Dorleath Court Raleigh, NC 27614

The property conveyed by this instrument does not include the primary residence of Grantor.

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 Grantee in fee simple, all of that certain lot, or parcel of land situated in the City of Durham, Durham County, North Carolina, and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 1296, Page 553, Durham County Registry.

A map showing the Property is recorded in Plat Book 110, Page 83, Durham County Registry.

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

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, 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 hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for the year 2022 and subsequent years.
2. Easement(s) to Duke Power Company recorded in Book 2272, Page 362.
3. Covenants, conditions, restrictions, easements, and assessments recorded in Book 1165, Page 994 and Book 1166, Page 1.
4. Matters as shown on survey by Stephen D. Puckett, PLS, L-2683, dated July 20, 2021, entitled ALTA/NSPS Land Title Survey Of: 5501 Fortunes Ridge Drive, Durham, North Carolina 27713 and any easements or rights-of-way associated therewith, including:
 - a) light poles
 - b) signs
 - c) monument signs
 - d) wood fence
 - e) cleanouts
 - f) water meter
 - g) backflow preventer
 - h) fiber optic vaults/boxes
 - i) brick walls
 - j) 25' City of Durham Sanitary Sewer Easement

[Remainder of page left intentionally blank; signatures and acknowledgments follow.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.

GRANTOR:

Fortunes Ridge Associates, LLC,
a North Carolina limited liability company

By: _____

J. Russell Parker III, Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

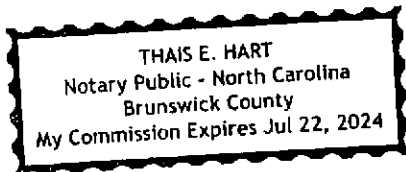
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: J. Russell Parker III.

Date: August 05, 2021

Notary Public: _____

Printed Name: _____

My Commission Expires _____



[Signature page for Special Warranty Deed]

Exhibit A
Property Description

BEGINNING at an iron pipe in the northern right of way of Woodcraft Parkway, said point being located where the northern right of way of Woodcraft Parkway begins to curve into the eastern right of way of Fortunes Ridge Drive and thence from said point and place of beginning along and with a curve in a clockwise direction said curve having a radius of 20 feet an arc distance of 30.45 feet to a stake in the eastern right of way of Fortunes Ridge Drive running thence along and with said right of way the following courses and distances: North 6 deg. 30 min. 00sec. East, 57.67 feet to an iron pipe along and with a clockwise curve having a radius of 375.00 feet an arc distance of 222.06 feet to an iron pipe thence leaving said right of way and running South 83 deg. 53 min. 20 sec. East 155.79 feet to an iron pipe thence continuing South 87 deg. 15 min. 00 sec. East 115.00 feet to an iron pipe running thence South 64 deg. 52 min. 11 sec. East 85.55 feet to an iron pipe running thence along and with a clockwise curve having a radius of 4,394.83 feet an arc distance of 200.01 feet to an iron pipe running thence South 47 deg. 25 min. 37 sec. West 178.02 feet to an iron pipe in the northern right of way of Woodcraft Parkway running thence along and with said right of way as it makes a curve in a counterclockwise direction said curve having a radius of 910 feet an arc distance of 153.85 feet to a stake being the point and place of BEGINNING and containing 1.9877 acres more or less and being that lot designated as property Woodcraft Company Tract A as shown on that plat and survey entitled Final Plat Woodcraft Commercial & Office Tracts at Fortunes Ridge as prepared by Kimberly-Horn Engineers and Planners dated 11-85 and recorded in Plat Book 110 at Page 83, Durham County Registry. The said plat and survey references are hereby made for more particular description of same. References also made to that plat entitled Woodcraft Foundation Surveyed Professional Offices Parker and Lancaster Owner as prepared by Gerald C. Strickland, Registered Land surveyor dated July 21, 1986; to said plat and survey references also made from more particular description of same.