

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$19,200.00

Parcel Identifier Nos. 0801-03-4359, 0801-03-2504, 9891-93-6616, and 9891-94-5398
Verified by Orange County on the ____ day of June, 2022

By: _____

Mail/Box to: Grantee

This instrument was prepared by: William T. Hutchins, Jr., Kennon Craver, PLLC, P.O. Box 51579, Durham, NC 27717 (without benefit of title examination)

Brief description for the Index: Lots 31 – 56, Block B, University Heights, Plat Book 5, Page 73

THIS DEED made this 10th day of June, 2022, by and between

GRANTOR	GRANTEE
Donnie Jay Murray, aka D. Jay Murray, and wife Sondra Leah Murray, Donnie Jay Murray as Executor of the Estate of Nancy T. Parrish aka Nancy Lou Parrish aka Nancey Lou Parrish	ACG Birchwood, LLC, a North Carolina limited liability company
ADDRESS: 9608 Challedon Way Wake Forest, NC 27587	ADDRESS: 2054 Kildaire Farm Rd., Suite 413 Cary, NC 27518

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 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 follows:

Being all of Lot(s) 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, Block B, University Heights, according to the plat thereof recorded in Plat Book 5, Page 73, in the Office of the Register of Deeds of Orange County, NC.

Lots to be maintained within their current tax parcels

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the 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.

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 following exceptions:

- 1. Ad valorem taxes for 2022 and subsequent years;
- 2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 5, Page 73;
- 3. Easement(s) to Duke Power Company recorded in Book 197, page 164.
- 4. Zoning ordinances affecting the property; and
- 5. Easements and restrictions of record.

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

GRANTOR:

Donnie Jay Murray aka D. Jay Murray (SEAL)
 Donnie Jay Murray aka D. Jay Murray, individually
 and as Executor of the Estate of the Nancy T. Parrish
 aka Nancy Lou Parrish aka Nancey Lou Parrish

STATE OF NORTH CAROLINA
 COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: Donnie Jay Murray

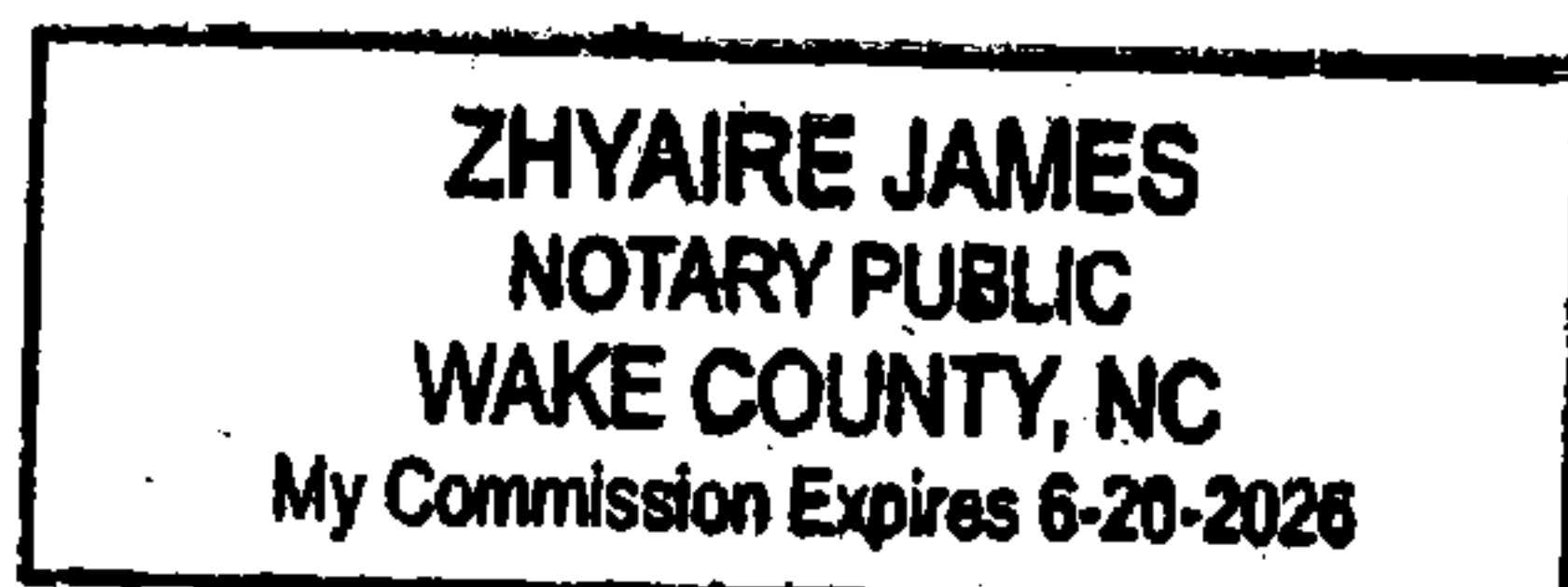
Date: 6/7/2022

Zhyaire James
 Notary Public

Print Name: Zhyaire James

My Commission Expires: 6-20-2026

[Official Seal]



SONDRA LEIAH MURRAY (SEAL)
Sondra Leiah Murray

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: Sondra Leiah Murray

Date: 6/3/2022

Zhyaire James
Notary Public

Print Name: Zhyaire James

My Commission Expires: 6-20-2026

[Official Seal]

ZHYAIRE JAMES
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 6-20-2026