

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Feb 08 11:30 AM NC Rev Stamp: \$ 50.00
Book: 8591 Page: 226 Fee: \$ 26.00
Instrument Number: 2019003789
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$50.00
Account No.: 146335
PIN: 0820.18-21-4529

After recording return to: Alison R. Cayton of Manning, Fulton & Skinner, P.A.
P.O. Box 20389, Raleigh, NC 27619

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

Brief description for the Index: Remaining Lot V-1, containing 17.35 Acres

THIS DEED is made as of the 7th day of February, 2019, by and between

GRANTOR	GRANTEE
CASWYCK-HVF, L.L.C., a Georgia limited liability company 4038 Chestatee Road Gainesville, Georgia 30506	HEAD SHOT HOLDINGS LLC, a North Carolina limited liability company 102 Pheasant Wood Court Morrisville, North Carolina 27560

The property conveyed by this instrument does not include the primary residence of the 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, in and to all of those certain lots or parcels of land situated in Durham Township, Durham County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

3048779v1.JWH.26096.T28632

Submitted electronically by "Manning Fulton & Skinner, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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See Exhibit A attached hereto and incorporated herein by reference.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 2219, page 457 and corrected by Book 2246, page 109, Durham County Registry.

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

Grantor covenants with 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, 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 2019 and subsequent years.
2. Enforceable easements, restrictions, and rights-of-way of record affecting title to the property conveyed herein.

[Remainder of page left intentionally blank; signature follows.]

IN WITNESS WHEREOF, Grantor, with due authority, has caused this instrument to be duly executed and delivered.

CASWYCK-HVF, L.L.C.
a Georgia limited liability company

By: Wendell M. Starke
Name Wendell M. Starke
Title: Manager

STATE OF Georgia
COUNTY OF Hall

I, Brenda J Bahel, a Notary Public of Hall County, Georgia, North Carolina, certify that Wendell M. Starke personally came before me this day and acknowledged that he is Manager of Caswyck-HVF, L.L.C., a Georgia limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notarial seal, this the 7th day of February, 2019.

My Commission Expires:
3/5/21

Brenda J Bahel
Notary Public

[NOTARY SEAL]

Brenda J Bahel
Notary Public
Hall County, Georgia
My Commission Expires
March 5, 2021

EXHIBIT A

Being all of that area described as "Remaining Lot V-1" containing 17.35 acres more or less as shown on that map entitled "Pod V Subdivision Plat @ Hope Valley Farms" dated August 25, 2004 by the John R. McAdams Company and recorded in Plat Book 163, pages 232 - 234 and Plat Book 163, pages 235 – 237, Durham County Registry.