

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Mar 08 12:44 PM**  
**Book: 9255 Page: 153**  
NC Rev Stamp: \$ 250.00 Fee: \$ 26.00  
Instrument Number: 2021011364  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ **250**

Parcel Identifier No. **211381** Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

This instrument prepared by David Hunter, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Grantee's address (return to): 12300 Peed Rd, Raleigh, NC 27614.

**THIS DEED** is made March 4, 2021, by and between

GRANTOR	GRANTEE
<p><b>CASWYCK-HVF, L.L.C., a Georgia Limited Liability Company.</b></p> <p>PO Box 978, Gainesville, GA 30503</p>	<p><b>Olive Tree Development LLC.</b></p> <p>12300 Peed Rd, Raleigh, NC 27614</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 **Durham County**, North Carolina and more particularly described as follows:

See EXHIBIT A.

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 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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

Submitted electronically by Tripoint Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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

Wendell Starke (SEAL)  
Wendell Starke  
Manager  
CASWYCK-HVF, L.L.C.

Address:  
PO Box 978  
Gainesville, GA 30503

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein does not include the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

\_\_\_\_\_  
State of Georgia  
County of Hall

I, \_\_\_\_\_, Notary Public, do hereby certify that Wendell Starke, Manager, CASWYCK-HVF, L.L.C. personally appeared before me this day and acknowledged the execution of the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official seal, this the 4th day of March, 2021

Brenda J Bahel  
Notary Public

[OFFICIAL SEAL]

My commission expires: 3/5/21

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

**EXHIBIT A**

BEING ALL of "New Lot 1", 2.236 acres, as shown on that plat entitled "Hope Valley Farms, POD 'BB-2'" prepared by The John R. McAdams Company, Inc., dated July 22, 2014, a copy of which is duly recorded in Plat Book 193, Page 227 of the Durham County Registry.

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The property hereinabove described was acquired by Grantor by instrument recorded in BK **2246 PG 109**

A map showing the above described property is recorded in Plat Book **193** Page **227**.

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Tax Parcel Identification Number and Property Address listed below are provided solely for informational purposes:

Said property is commonly known as:

**1051 Martin Luther King Jr Pkwy, Durham, NC 27713**

Tax Parcel ID: **211381**