

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2022 May 06 03:34 PM**  
**Book: 9689 Page: 76**  
 NC Rev Stamp: \$ 956.00 Fee: \$ 26.00  
 Instrument Number: 2022019352  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$956.00
Parcel ID:	170925
Mail/Box to:	Grantee
Prepared by:	Gwynn, Edwards & Getter, PA without title examination or tax advice given
B r i e f description for the Index:	Lot 1A, PB 136/116

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 5<sup>th</sup> day of May 2022, by and between:

GRANTOR	GRANTEE
<p><b>Connie B. Elliott and spouse,                      Van Charles Elliott</b></p> <p>1530 Beaver Dam Road                      Creedmoor, NC 27522</p>	<p><b>Dry Creek Capital Investments, LLC</b>                      a Delaware limited liability company</p> <p>336 James Record Road SW                      Huntsville, AL 35824</p>

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 1A, containing 19.5928 acres, more or less, as shown on that map entitled "Survey for James E. Beck", prepared by James R. Wilson, Registered Land Surveyor, dated 9-14-96, and recorded in Plat Book 136, Page 116, Durham County Registry.

All or a portion of the Property was acquired by Grantor through the Estate of Grace Thompson Beck in File No. 13-E-266, Granville County Clerk of Superior Court, Estates Division, a certified copy of which is found in File No. 14-E-157 Durham County Clerk of Superior Court, Estates Division.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 136 page 116.

TO HAVE AND TO HOLD the Property 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 shall 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. Easements, restrictions and other matters of record affecting title to the subject property.

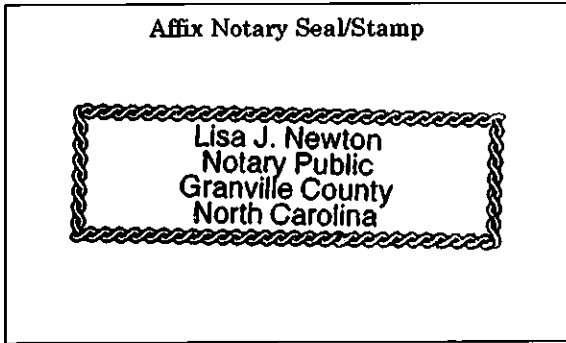
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Connie B. Elliott  
 Name: Connie B. Elliott

Van Charles Elliott  
 Name: Van Charles Elliott

STATE OF NC, COUNTY OF Granville

I Lisa J. Newton, a Notary of the above state and county of Granville certify that the following person(s) personally appeared before me on the 5<sup>th</sup> day of May, 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Connie B. Elliott and Van Charles Elliott.



Lisa J. Newton  
 Notary Public (Official Signature)  
 My commission expires: 9-24-24