

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Apr 26 02:08 PM
Book: 9678 Page: 251
NC Rev Stamp: \$ 1300.00 Fee: \$ 26.00
Instrument Number: 2022017486
DEED

Revenue stamps: \$1,300.00
Parcel ID: 182250

Prepared by and return to: Suzanne B. Allaire, Esq., K&L Gates LLP
P.O. Box 17047, Raleigh, NC 27619

Brief Description for the Index

19.71 acres, Stacy Drive, Durham County

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of April, 2022 by and between

GRANTOR	GRANTEE
THOMAS RICHARD MCCURDY and spouse, LINDA ANN MCCURDY	M/I HOMES OF RALEIGH, LLC, a Delaware limited liability company
with a mailing address of: 1915 Hillock Place Durham, NC 27712	with a mailing address of: 1511 Sunday Drive, Suite 100 Raleigh, NC 27607

Enter in appropriate block for each party: name, 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.

Submitted electronically by K&L Gates LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

WITNESSETH, that Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in Durham County, North Carolina, being more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

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

TO HAVE AND TO HOLD the Property, together with all buildings, structures and improvements thereon and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property 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 whomsoever except for the exceptions listed on Exhibit B attached hereto and incorporated herein by reference.

[Signature page follows.]

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name as of the date indicated in the notary acknowledgment below, and delivered as of the date indicated on the first page of this Deed.

Thomas Richard McCurdy
THOMAS RICHARD MCCURDY

Linda Ann McCurdy
LINDA ANN MCCURDY

Durham County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas Richard McCurdy.

Date: 4/21/2022

My Commission Expires:

2-17-2027

Patricia M Deering
Notary Public
Print Name: Patricia M. Deering

[Affix Notary Stamp or Seal below]

Patricia M Deering
NOTARY PUBLIC
Durham County, NC
My Commission Expires FEBRUARY 17, 2027

Durham County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Linda Ann McCurdy.

Date: 4/21/2022

My Commission Expires:

2-17-2027

Patricia M Deering
Notary Public
Print Name: Patricia M. Deering

[Affix Notary Stamp or Seal below]

Patricia M Deering
NOTARY PUBLIC
Durham County, NC
My Commission Expires FEBRUARY 17, 2027

Exhibit A

BEING all of that certain tract or parcel of land situated in Durham County North Carolina, and being more particularly described as follows:

BEING all of that tract of land shown as containing a total area of 858,842 square feet (19.71 acres) on that plat of survey recorded in Plat Book 196, Page 137, Durham County Registry.

Exhibit B

1. Taxes and assessments for the year 2022, and subsequent years, not yet due and payable.
2. Matters affecting the property as shown on plats recorded in Plat Book 196, Page 137; Plat Book 194, Page 268; Plat Book 167, Page 289; Plat Book 167, Page 286; Plat Book 136, Page 179; Plat Book 130, Page 174; Plat Book 127, Page 98; Plat Book 127, Page 97; Plat Book 124, Page 125; Plat Book 124, Page 124; Plat Book 114, Page 74; Plat Book 112, Page 42; Plat Book 110, Page 139; Plat Book 103, Page 83; Plat Book 93, Page 6; Plat Book 77, Page 35; and Plat Book 58, Page 105, Durham County Registry.
3. Easement(s) to County of Durham as recorded in Book 1965, Page 190; Book 1726, Page 942; Book 1726, Page 940; Book 1632, Page 847; and Book 1632, Page 271, Durham County Registry.
4. Easement(s) in favor of Duke Power Company as recorded in Book 1315, Page 152; Book 1217, Page 752; Book 1217, Page 745; Book 1145, Page 289; Book 1134, Page 981; and Book 1134, Page 302, Durham County Registry.
5. Declaration of Rights and Privileges of the County of Durham in Certain Sanitary Sewer Easements recorded in Book 1626, Page 145, and Book 1510, Page 958, Durham County Registry.
6. Those matters as shown on the ALTA/NSPS Land Title Survey dated April 22, 2022, prepared by Steven P. Carson, PLS, bearing Job No. 210127, as follows:
 - a. Overhead utility lines, utility poles, guy wire, utility manholes;
 - b. 40' Drainage easement;
 - c. 10' No building lines;
 - d. 50' Stream buffer;
 - e. 100 Year flood line; and
 - f. 15' Private roadway.