

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Aug 17 12:21 PM

Book: 9431 Page: 292
 NC Rev Stamp: \$ 430.00 Fee: \$ 26.00
 Instrument Number: 2021041716
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$430.00

Parcel Identifier No. 122367 Verified by _____ County on the _____ day of _____, 2021

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without title examination)

Brief description for the Index: 318 East Cornwallis Road, Durham, NC 27707

THIS DEED made this 13th day of August 2021, by and between

GRANTOR	GRANTEE
Vickers Land Company, LLC A North Carolina limited liability company 3916 NC Highway 751 Apex, NC 27523	Sandbox Society, LLC a North Carolina limited liability company 1002 Lamond Avenue Durham, NC 27701

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 attached hereto and incorporated herein.

All or a portion of the property herein conveyed does 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 tax for 2021 and subsequent years not yet due and payable.
2. Easements and restrictions of record.

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

VICKERS LAND COMPANY, LLC

By: Richard Vickers
Richard Vickers, Manager

STATE OF North Carolina
COUNTY OF Durham

I certify that the following person personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: Richard Vickers

Date: 7/13/2021

[Signature]
Notary Public

Print Name:

My commission expires

[Official Seal]

<p>ZHYAIRE JAMES NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 6-20-2026</p>

EXHIBIT A

Legal Description

BEING all of Tract One, containing 16.997 acres, more or less, as shown on that plat entitled "Third Fork Creek Trail Vickers Property" dated December 9, 1996, and prepared by Donald F. Greeley, Reg. Land Surveyor, and recorded in Book of Maps 136, page 224, Durham County Registry, to which plat reference is hereby made for a more particular description.