

Excise Tax \$5,000.00

Parcel Identifier No. 0023575 & 0023576

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail after recording to: Grantee

This instrument was prepared by: Matthew S. Black, Esq., Envisage Law (without title search or opinion or tax advice)

Brief description for the index: 3415 Hillsborough Street

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 28 day of July, 2022, by and between

GRANTOR	GRANTEE
Sandra Honeycutt Reynolds, unmarried P. O. Box 1347 Hillsborough, NC 27278	NCSU Partners, LLC, a North Carolina limited liability company 107 Fayetteville Street, Suite 400 Raleigh, NC 27601

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine neuter as required by context.

WITNESSETH, that 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 those certain lot(s) or parcel(s) of land situated in Wake County, North Carolina and more particularly described as follows:

See **Exhibit A**, attached hereto and fully incorporated herein.

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

Submitted electronically by Jonathan W Anderson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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

And the 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) 2022 and subsequent years' ad valorem taxes.
- (2) Easements, restrictions, covenants, rights-of-way and matters of record.
- (3) Any matters that would be disclosed by a current survey and inspection of the hereinabove described property.
- (4) Zoning ordinances and other governmental restrictions on the use and development of the hereinabove described property.

For chain of title, see Deed Book 8295, Page 2429, Wake County Registry.

Signature and Notary Page to Follow

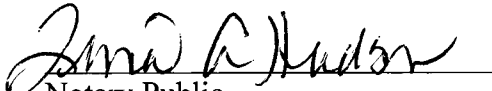
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


SANDRA HONEYCUTT REYNOLDS

STATE OF North Carolina
COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that SANDRA HONEYCUTT REYNOLDS personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated.

Witness my hand and Notarial stamp or seal, this 28th day of July, 2022.


Notary Public

Trina A Hudson
Notary's Printed or Typed Name

My Commission Expires: 6/2/2025

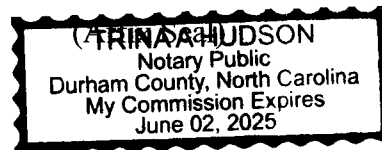


EXHIBIT A
LEGAL DESCRIPTION

BEING ALL THAT CERTAIN PROPERTY lying and being in the County of Wake, State of North Carolina, as more particularly described as follows:

TRACT ONE:

BEING all of Lot 1 as shown on the recorded plat of survey entitled "Recombination of Blanche T. French, Blanch F. Honeycutt and W. B. Coward Property" dated June 24, 1982 and recorded in the Book of Maps 1982 at Page 558, Wake County Registry, reference to said plat is hereby made for a more particular description. Less and Except that portion of the property taken as right of way in plat recorded in Book of Maps 1997 at page 1509, Wake County Registry, reference to said plat is hereby made for a more particular description.

For Informational Purposes:

3415 Hillsborough Street
Raleigh, NC 27607
Parcel Id Number: 0023575

TRACT TWO:

BEING all of Lot 2 as shown on the recorded plat of survey entitled "Recombination of Blanche T. French, Blanch F. Honeycutt and W. B. Coward Property" dated June 24, 1982 and recorded in the Book of Maps 1982 at Page 558, Wake County Registry, reference to said plat is hereby made for a more particular description.

For Informational Purposes:

3415H Hillsborough Street
Raleigh, NC 27607
Parcel Id Number: 0023576