

Recording prepared by:
DAWN MANGUM ESTATE
1421 Alpine Creek Drive
Raleigh, NC 27614

WAKE COUNTY, NC 83
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/12/2024 14:05:32

BOOK:019683 PAGE:01701 - 01705

When recorded return to:
DAWN MANGUM TRUST
50 Bunker Lane
Louisburg NC 27549

Mail tax statements to:
DAWN MANGUM TRUST
50 Bunker Lane
Louisburg NC 27549

Excise \emptyset

Tax parcel no: 1719.02-87-3863 0357991

State of North Carolina

WARRANTY DEED

This General Warranty Deed is made effective this 11 day of August, 2024 (the "Effective Date") between DAWN MANGUM ESTATE, ("Grantor"), individual(s) whose mailing address is 1421 Alpine Creek Drive, Raleigh NC 27614, and DAWN MANGUM TRUST ("Grantee"), a trust whose mailing address is 50 Bunker Lane Louisburg NC 27549.

WITNESSETH, that Grantor, for and in consideration of the sum of \$4,445,000.00 USD and for other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, sell, alien, demise, release, convey and confirm unto the Grantee the real property (the "Property") located at 1421 Alpine Creek Drive, Raleigh NC 27614, and more particularly described as follows: PARCEL NO. 1719.02-87-3863 0357991 LOT INFORMATION LOT SIZE 91911 sq. ft. LOT SIZE ACRES 2.11 acres, LOT DIMENSIONS 26 x 314 x 289 x 162 x 101 x 352 IN THE CITY OF RALEIGH, COUNTY OF WAKE, STATE OF NORTH CAROLINA AS PER MAP RECORDED IN BOOK 18568, PAGE 1975, OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF WAKE COUNTY, STATE OF NORTH CAROLINA

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever

defend the Property unto the said Grantee and its heirs and assigns, against all adverse claims to the title to the Property or any part thereof.

This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 11 day of August, 2024.

Dawn Mangum
Grantor Signature

DAWN MANGUM
Grantor Name

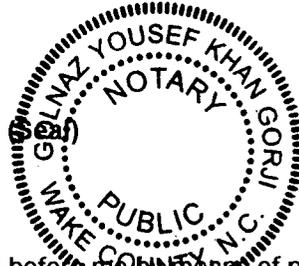
DAWN MANGUM TRUST
Grantee Name

Dawn Mangum
Representative Signature

DAWN MANGUM
Trustee
Representative Name and Title

NOTARY ACKNOWLEDGEMENT

State of North Carolina)
County of Wake County)



The foregoing instrument was acknowledged before me by means of physical presence this 11 day of August, 2024, by the undersigned, DAWN MANGUM, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Gilnaz Yousef Khan Gorji
Signature

Gilnaz Yousef Khan Gorji
Notary Public

Commission Expires 10/8/2028

Exhibit

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)
B. E-MAIL CONTACT AT SUBMITTER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
<div style="border: 1px solid black; padding: 10px; margin: 5px;"> <p>Dawn: Mangum Executor/Beneficiary c/o: 50 Bunker Lane Louisburg NC 27549</p> </div>
SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME DAWN MANGUM ESTATE [996782702]				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS c/o: 1421 Alpine Creek Drive		CITY Raleigh	STATE NC	POSTAL CODE 27614
COUNTRY USA				

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME Craig Q Adams Rev Declaration Of Tr				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS 1421 Alpine Creek Drive		CITY Raleigh	STATE NC	POSTAL CODE 27614
COUNTRY USA				

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME DAWN MANGUM TRUST [980635173]				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS c/o: 50 Bunker Lane		CITY Louisburg	STATE nc.	POSTAL CODE 27549
COUNTRY onland				

4. COLLATERAL: This financing statement covers the following collateral:
Mechanical Cost: -\$4,445,000.00. The Estate Assets, Including the Property located: 1421 Alpine Creek Drive, Raleigh NC 27614, and more particularly described as follows: PARCEL NO. 1719.02-87-3863 0357991 LOT INFORMATION LOT SIZE 91911 sq. ft. LOT SIZE ACRES 2.11 acres, LOT DIMENSIONS 26 x 314 x 289 x 162 x 101 x 352 IN THE CITY OF RALEIGH, COUNTY OF WAKE, STATE OF NORTH CAROLINA AS PER MAP RECORDED IN BOOK 18568, PAGE 1975, OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF WAKE COUNTY, STATE OF NORTH CAROLINA Upon then shall become a debtor who are bound by instrument of the Secured Party. This is actually a constructive notice by the Secured Party trustee on behalf of the Trust/Estate that all debtors interest now owed or hereby aquired acceptance as collateral.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input checked="" type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input checked="" type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input checked="" type="checkbox"/> Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input checked="" type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licenser	

8. OPTIONAL FILER REFERENCE DATA:
14 Amendment P.L. 79-291, 22 USC 288a, 15 USC 1&2, 1868 Expatriation Act, Miller Act, Sect. 9, Miller Act, Baby Act

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME Craig Q Adams	
OR	
9b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME				
OR				
10b. INDIVIDUAL'S SURNAME				
INDIVIDUAL'S FIRST PERSONAL NAME				
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX
10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S SURNAME MANGUM:	FIRST PERSONAL NAME DAWN	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
11c. MAILING ADDRESS c/o: 50 Bunker Lane	CITY Louisburg	STATE nc.	POSTAL CODE 27549	COUNTRY u.s.a.

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):
 -OUT OF MANY (all 50 states, all cities, all counties-properties) ONE - real estate in - THE UNITED STATES OF AMERICA -, this PLEDGURE -be as-extracted, with prejudice, in-to the United States of America, State of North Carolina on this 11th day of August, 2024.
 [THE SECURITY (15 USC)--- COMMERCIAL AFFIDAVIT---NOT A POINT OF LAW]

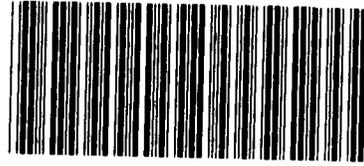
13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:
 covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):
Dawn: Mangum; Beneficiary
on real land in the United States of America
DAWN MANGUM TRUST

16. Description of real estate:
Mechanical Cost
-\$4,445,000.00
1421 Alpine Creek Drive, Raleigh, NC. 27614: Map and Parcel No. 17 0202 LL0563; Book: 18568; Page: 1975;
- WITH TRUST IN GOD, this real-estate is with the-PUBLIC -]

17. MISCELLANEOUS:
[With] THIS NOTE IS A LEGAL TENDER FOR ALL DEPTS, PUBLIC AND PRIVATE [\$4,445.Million]



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Tammy L. Brunner
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 5 # of Pages