

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2616.00

REID No.: 0500497.

By:

Mail/Box to: Grantee

Prepared by: Ellis & Winters LLP (MGW)

Brief description for the Index: Tract 1 BM 2022, Page 1830-1831

THIS DEED made this 21 day of December, 2023, by and between

GRANTOR	GRANTEE
<b>WEAVERS POND DEVELOPMENT COMPANY, LLC, a North Carolina limited liability company</b>	<b>GREENHILL PROPERTIES LLC, a North Carolina limited liability company</b>
9407 Barton's Creek Road Raleigh, NC 27615	9381 Barton's Creek Road Raleigh, NC 27615

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina, together with all structures and improvements thereon, and more particularly described as follows:

see **Exhibit A** attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 19427, Page 1528, Wake County Registry.

Submitted electronically by Ellis & Winters LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

The property herein conveyed does not include the primary residence of 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 Grantee, that Grantor is seized of the premises 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, other than the exceptions of record.

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

WEAVERS POND DEVELOPMENT COMPANY, LLC  
a North Carolina limited liability company

By: Jan R. Futrell  
Name: Jan R. Futrell  
Title: Manager

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

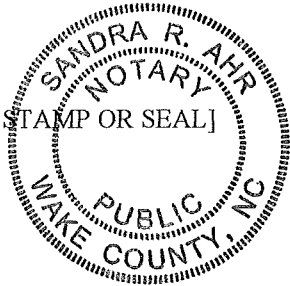
I, Sandra R. Ahr, Notary Public, certify that following person personally appeared before me this day and acknowledged that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Jan R. Futrell, Manager of Weavers Pond Development Company, LLC, a North Carolina limited liability company.

WITNESS my hand and official seal, this the 21 day of December 2023.

Sandra R. Ahr  
Signature of Notary Public  
Printed Name: Sandra R. Ahr  
Date of Expiration of Commission: 16 March 2024

[NOTARY PUBLIC STAMP OR SEAL]



**EXHIBIT A  
LEGAL DESCRIPTION**

Being all that tract or parcel situate in Little River Township, Wake County, North Carolina, and more particularly described as follows:

Being all of Tract 1 containing 43.608 acres as shown on that plat entitled "Exempt Subdivision for Weavers Pond Development, LLC" as recorded in Book of Maps 2022, Pages 1830 and 1831, Wake County Registry.