

This certifies that there are no delinquent taxes due Caldwell County and no delinquent municipal taxes that Caldwell County is Charged to collect. Certification expires January 6th of the year following certification date. Parcel Identification Number: 2785065548. This is not a certification that the Caldwell County Parcel Identification Number matches the Deed Description.

JOSH ANGLE
TAX COLLECTOR

DATE: 12/22/2023
CLERK:CM

BK 2099 PG 1813 - 1816 (4)

DOC# 10091536

This Document eRecorded:

12/22/2023 02:21:29 PM

Fee: \$26.00

Tax: \$0.00

Caldwell County, North Carolina

Wayne L. Rash, Register of Deeds

Excise Tax: \$0.00

* No excise tax is payable on this deed because no money or property is due or payable by transferee to transferor. (See NCGS §105-228.29)

Tax Lot No. _____ NCPIN 2785065548

Verified by _____ County on the _____ day of _____, 20____

By _____

Mail after recording to: Lynn F. Chandler, Shumaker, Loop & Kendrick, LLP, 101 S. Tryon Street, Charlotte, Suite 2200, NC, 28280

This instrument was prepared by: Shumaker, Loop & Kendrick, LLP, 101 South Tryon Street, Suite 2200, Charlotte, NC 28280 (No title search or opinion rendered by preparer).

Brief Description for the Index: See Exhibit A

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of December, 2023, by and between

GRANTOR

GRANTEE

W. CORPENING INVESTMENTS LIMITED PARTNERSHIP, a Georgia limited partnership.

CORPENING REAL ESTATE LLC, a North Carolina limited liability company.

P.O. Box 200
Granite Falls, NC 28630

205 Hales Wood Road
Chapel Hill, NC 27517

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.

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 the City of Granite Falls, Lovelady Township, Caldwell County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

#30077219v1

Submitted electronically by "Shumaker, Loop & Kendrick, LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Caldwell County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1211, Page 1463 of the Caldwell County Public Registry, which was corrected by that certain Correction Deed recorded in Book 1213, Page 972 of the Caldwell County Public Registry.

All or a portion of the property herein conveyed includes or does not 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 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Exceptions and reservations contained in this deed and/or in instruments referenced herein.
2. Presently enforceable easements, covenants, conditions, restrictions, reservations, rights-of-way, and other instruments of public record.
3. Ad Valorem property taxes for the year 2023 not yet due and payable, which have been prorated by the parties and which Grantee agrees to pay when due.
4. Matters shown on the record plats describing the property and all matters that would be shown on a current and accurate survey of the property herein conveyed.

[SEE NEXT PAGE FOR SIGNATURES]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed under seal and delivered.

W. CORPENING INVESTMENTS LIMITED PARTNERSHIP (SEAL)

By: CORPENING MANAGEMENT, LLC, General Partner

By: John Hardin Corpening, Manager of Corpening Management, LLC

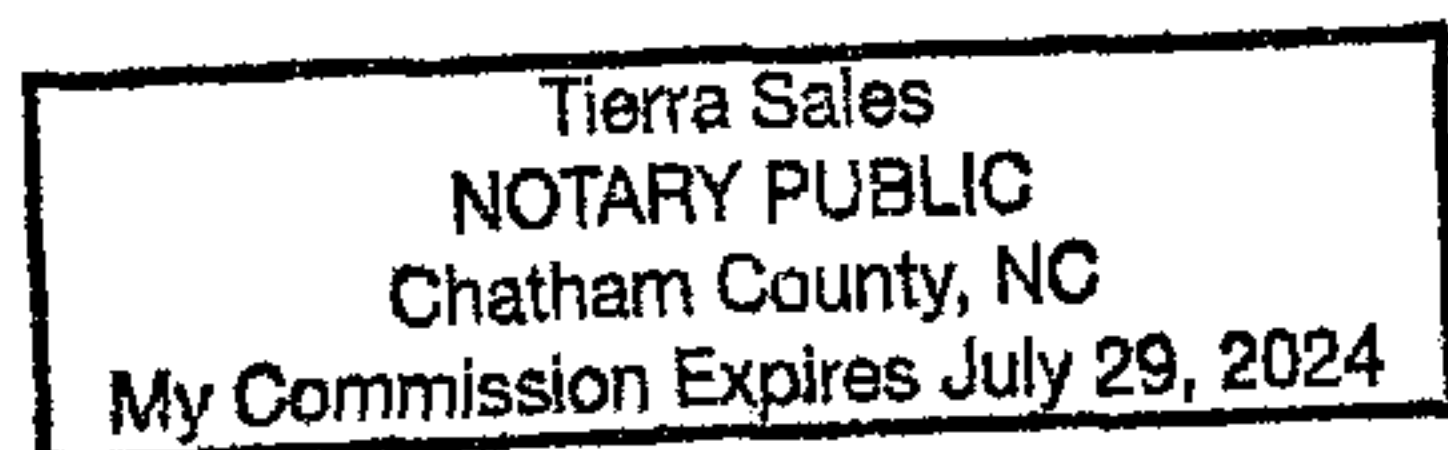
STATE OF NORTH CAROLINA

COUNTY OF Orange

I, a Notary Public of the State aforesaid certify that JOHN HARDIN CORPENING personally appeared before me this day and acknowledged that he duly and voluntarily executed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: December 16th, 2023

(OFFICIAL STAMP-SEAL)



Official Signature of Notary Public

Printed Name of Notary Public

My commission expires: July 29, 2024

EXHIBIT A

BEGINNING on an iron pin, a new corner in A.P. Kirby's and F.R. Tilley's old line, said iron pin being located at a point South 58° 30' West 156 feet from a stone, the old Tilley and Kirby corner, and runs with the old Kirby and Tilley line South 58° 30' West 190.5 feet to an iron pin, A.P. Kirby's corner in the old Tilley line; then with said Kirby's old line, present bearing, North 56° West 235 feet to a point in the center of the Lenoir and Hickory Highway No. 321, a new corner in A.P. Kirby's old line; thence a new line and with the center of said Highway No. 321 North 23° 30' West 300 feet to a point in the center of said Highway, a new corner; thence still a new line and leaving said Highway North 73° East 382 feet to an iron pin, a new corner; thence still a new line South 15° 15' East 437.5 feet to the point of **BEGINNING**, containing 3.47 acres, more or less.

The above described property is subject to the right-of-way conveyed by A.P. Kirby and wife, Carrie R. Kirby, to the State Highway Comm.

BEING a part of the tract of land conveyed to A.P. Kirby by a deed from Clarence G. Moore, dated November 15, 1919, Book 109, Page 311, Caldwell County Registry.

See Deed from A.P. Kirby and wife, Carrie R. Kirby, to Harry L. Bean, Harvey A. Winn, and Willard R. Gilliland, dated April 19, 1957, Book 319, Page 588, Caldwell County Registry.

BEING the same property conveyed by Willard Gilliland and wife, Texie Gilliland, to Harry L. Beal and wife, Edith C. Beal and Harvey Winn and wife, Margaret M. Winn, deed dated October 28, 1957, Book 336, Page 175, Caldwell County Registry.

This is the identical property conveyed to William N. Corpening by Harry L. Beal and wife, Edith C. Beal and Harvey Winn and wife, Margaret M. Winn, by Warranty Deed dated June 20, 1968 which deed is recorded in Book 569 at page 482, Caldwell County Registry. The description in this deed is taken verbatim from that deed.