

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: 2785072177. This is not a certification that the Caldwell County Parcel Identification Number matches the Deed Description.

BK 2099 PG 1817 - 1820 (4)

DOC# 10091537

This Document eRecorded:

12/22/2023 02:22:33 PM

Fee: \$26.00

Tax: \$0.00

Caldwell County, North Carolina
Wayne L. Rash, Register of Deeds

JOSH ANGLE
TAX COLLECTOR

DATE: 12/22/2023
CLERK:CM

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 2785072177

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

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

P.O. Box 200
Granite Falls, NC 28630

GRANTEE

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

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 Lovelady Township, Caldwell County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

#19594464v1

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 1212, Page 990 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
John Hardin Corpening, Manager of Corpening Management, LLC

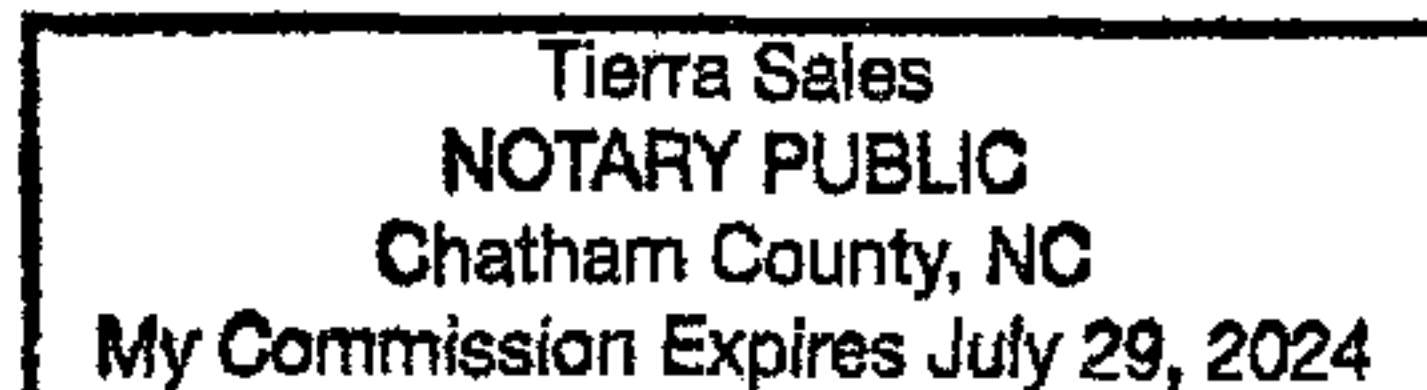
STATE OF NORTH CAROLINA

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)



Tierra Sales
Official Signature of Notary Public

Tierra Sales
Printed Name of Notary Public

My commission expires: July 29, 2024

EXHIBIT A

BEGINNING on an iron axle John C. Kirby's Southwestern corner (Deed Book 818, Page 489) and runs with William N. Corpening (Deed Book 1194, Page 497) South 29°35' 12" East 425.58 feet to an iron pin; thence with William N. Corpening's line South 73° 30' West 360 feet to a stake in the center of U.S. Highway #321; thence with the center of U.S. Highway #321 in a Northerly direction approximately 502 feet to the center of State Road #1108 (Dudley Shoals Road); thence with the center of Dudley Shoals Road (State Road #1108) in a Northeasterly direction 160 feet more or less to South side of State Road #1763; thence with State Road #1763 in an Easterly direction to an iron pipe on the South side of State Road 1763 (and being the same point of beginning referred to in Deed Book 988, Page 869); thence with John C. Kirby's line South 0°26'14" west 150 feet to the beginning and containing approximately 3.14 acres.