

FILED Dec 18, 2019
AT 02:51:55 PM
BOOK 02084
START PAGE 0709
END PAGE 0711
INSTRUMENT # 13052
EXCISE TAX \$0.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$0

Tax Lot No. _____ Parcel Identifier No. Out of 5814

Verified by _____ County on _____ day of _____, 20 19
the

by _____

Mail after recording to Grantee

This Instrument was prepared by Nelson Mullins, 4140 Parklake Ave., Suite 200, Raleigh, NC 27612

Brief description for the Index

Out of 5814, 4.374 acres

THIS DEED made this 24 day of October, 20 19, by and between

GRANTOR	GRANTEE
MONCURE HOLDINGS WEST, LLC	MONCURE VOLUNTEER FIRE DEPARTMENT, INC.
1150 Delaware Street, Suite 102 Denver, CO 80204	2389 Old US 1 Moncure, NC 27559

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 of that certain lot or parcel of land (the "Land") situated in Cape Fear Township, Chatham County, North Carolina, and described as follows:

COMMENCING AT A REBAR FOUND IN THE NORTH RIGHT OF WAY LINE OF OLD US HIGHWAY 1 AND ITS INTERSECTION WITH THE COMMON LINE BETWEEN THE MONCURE HOLDINGS WEST, LLC TRACT AS RECORDED IN DEED BOOK 1829 PAGE 892 IN THE CHATHAM COUNTY DEED REGISTRY AND THE MONCURE VOLUNTEER FIRE DEPARTMENT, INC. TRACT AS RECORDED IN DEED BOOK 1084 PAGE 333 AND PLAT SLIDE 2004 PAGE 40 AND PLAT SLIDE 2004 PAGE 368 AS RECORDED IN SAID DEED REGISTRY; THENCE, ALONG SAID COMMON LINE, N07°59'10"E, 217.36 FEET TO AN IRON STAKE SET, BEING THE PLACE AND POINT OF BEGINNING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, LEAVING SAID POINT OF BEGINNING, ALONG A NEW LINE WITH SAID MONCURE HOLDINGS WEST, LLC, THE FOLLOWING THREE COURSES: N81°56'28"W, 620.35 FEET TO AN IRON STAKE SET; N08°35'44"E, 287.84 FEET TO AN IRON STAKE SET; S80°52'43"E, 1007.27 FEET TO AN IRON STAKE SET IN THE WEST RIGHT OF WAY LINE OF PEA RIDGE ROAD, AKA STATE ROAD 1792; THENCE, ALONG SAID WEST RIGHT OF WAY LINE, S07°58'52"W, 40.67 FEET TO AN IRON STAKE RESET IN THE NORTHEAST CORNER OF SAID MONCURE VOLUNTEER FIRE DEPARTMENT, INC. TRACT; THENCE, LEAVING SAID WEST RIGHT OF WAY LINE OF PEA RIDGE ROAD ALONG TWO COMMON LINES TO BE REMOVED WITH SAID MONCURE HOLDINGS WEST, LLC. AND SAID MONCURE VOLUNTEER FIRE DEPARTMENT, INC. THE FOLLOWING TWO COURSES, N80°56'56"W, 389.84 FEET TO A BENT NUMBER 6 REBAR FOUND; S07°59'10"W, 235.23 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 4.374 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY ENTITLED "RECOMBINATION PLAT, MONCURE VFD STATION #8, DATED 09.11.19, PREPARED BY RICHARD ELLIS BULLOCK JR. PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 3266, MAERSTAN, PLLC. THIS DESCRIPTION PREPARED BY RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR ON SEPTEMBER 30, 2019. AS ALSO SHOWN ON PLAT 2019, PAGE 234 RECORDED ON OCTOBER 31, 2019 IN THE CHATHAM COUNTY DEED REGISTRY.

All or a portion of the Land 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 Grantee in fee simple.

And 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. Taxes for the year 2019 and subsequent years, a lien but not yet due and payable.
2. All other valid and enforceable easements, rights of ways, and restrictions of record.

The conveyance effected hereby is a charitable donation by Grantor to Grantee; provided, however, and notwithstanding the foregoing, Grantor reserves the right to recoup and receive from Grantee all monies received by Grantee in excess of the current value of the Land (the "Current Value") should Grantee sell the Land. Grantee covenants and agrees that upon a sale of the Land, Grantee shall contact Grantor and advise Grantor of the sale and the sales price, and thereafter, within five (5) days after such sale, Grantee shall forward to Grantor the monies received in excess of the Current Value.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized officer, as of the day and year first above written.

MONCURE HOLDINGS WEST, LLC
a North Carolina limited liability company

By: [Signature]
Name: Jason Kaplan
Title: Manager

Colorado
STATE OF ~~NORTH CAROLINA~~
COUNTY OF Denver

I, Lincoln Anderson, a Notary Public of the County and State aforesaid, certify that Jason Kaplan, as Manager of **MONCURE HOLDINGS WEST, LLC** a North Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 24 day of Oct, 2019.

My Commission Expires:
5/24/2021
[Notary Seal]

[Signature]
Notary Public
Lincoln Anderson
Notary's printed or typed name

