

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$460.00

Parcel Identifier No. 0372305 Verified by _____ County on the ____ day of _____, 20__
 By: _____

Mail/Box to: Hankin & Pack, PLLC, 2820 Selwyn Avenue, Suite 425, Charlotte, NC 28209

This instrument was prepared by: Hankin & Pack, PLLC, 2820 Selwyn Avenue, Suite 425, Charlotte, NC 28209

Brief description for the Index: Lot 53, Foxborough Crossing

THIS DEED made this 19TH day of APRIL, 2018, by and between

GRANTOR

True Homes, LLC, a DE limited liability company
 2649 Brekonridge Centre Drive
 Monroe, NC 28111

GRANTEE

Michael Sloop and spouse,
 Elizabeth Sloop
 501 Horseman Park Place
 Wendell, NC 27591

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Wendell, _____, Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 53, as shown on a plat entitled "RECOMBINATION PLAT, Foxborough Crossing Subdivision", recorded in Book 2017, Pages 137-139, of the Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17093 page 2699.

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2017 page 137-139.

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 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, other than the following exceptions:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

*****SIGNATURE PAGE TO FOLLOW*****

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

True Homes, LLC, a Delaware limited liability company
(Entity Name)

Print/Type Name: _____ (SEAL)

By: Mark Boyce [Signature]
Print/Type Name & Title: Manager _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of North Carolina
County of UNION

I, the undersigned Notary Public of the County and State aforesaid, certify that Mark Boyce, personally appeared before me this day and acknowledged that he is the Manager of True Homes, LLC, a Delaware limited liability company, and as Manager and being authorized to do so, he executed the foregoing instrument on behalf of the limited liability company.

Witness my hand and Notarial stamp or seal, this 19th day of April, 2018

My Commission Expires: 8/24/2022

Yekaterina Leshchuk
Notary Public Yekaterina Leshchuk

YEKATERINA LESHCHUK
NOTARY PUBLIC
UNION COUNTY, NC
My Commission Expires 8-24-2022