

Excise Tax: \$240.00

Parcel Identification No.: See Attached Exhibit A

Prepared by: James Andrew Saputo, Jr. (No Title Search)
After Recording Return to: Grantee

Brief Description for Index: Lot 46, Margor Manor Subdivision, Section 1

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 9th day of December 2025, by and between

GRANTOR:

FD RALEIGH, INC.,
a North Carolina corporation
P.O. Box 1328
Cary, North Carolina 27512

and

GRANTEE:

BENJAMIN STOUT REAL ESTATE SERVICES, INC.,
a North Carolina limited liability company
222 Maiden Lane
Fayetteville, North Carolina 28301

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 Johnston County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT B

Submitted electronically by "Single source Real Estate Services"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Johnston County Register of Deeds.

The property above described was acquired by Grantor by instrument recorded in Book 6891, Pages 732-733, Johnston County Registry.

A map showing the property above described is recorded in Plat Book 104, Page 329, Johnston County Registry.

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 that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated:

1. All easements encumbrances, rights-of-way and restrictions of record.
2. Lien of ad valorem taxes for the year 2025.

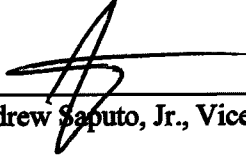
The property described herein (please initial one):

- Does include the primary residence of any Grantor.
 X Does not include the primary residence of any Grantor.

[SIGNATURE FOLLOWS ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.


FD Raleigh, Inc.,
a North Carolina corporation

By:  (Seal)
James Andrew Saputo, Jr., Vice President

Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated: James Andrew Saputo, Jr. as Vice President of FD Raleigh, Inc.

Date: December 10, 2025


Printed Name: Kimberly Z Lundy

My commission expires: March 3, 2028

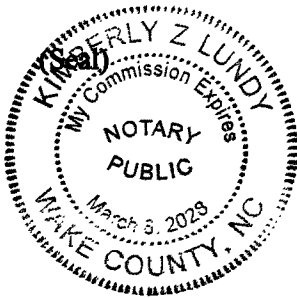


EXHIBIT A

Parcel Identification Numbers

Lot #	PIN	PID
46	162100-65-1951	07D07028S

EXHIBIT A

Legal Description

BEING all of Lot 46, within Margot Manor Subdivision, Section 1, as shown on the plat entitled "Margot Manor Subdivision, Section 1" dated September 22, 2025 and recorded November 13, 2025 in Plat Book 104, Page 329, Johnston County Registry.