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COPY


Doc ID: 003559770003 Type: CRP
Recorded: 01/04/2010 at 11:59:28 AM
Fee Amt: \$25.00 Page 1 of 3
Excise Tax: \$0.00
Instr# 200900006740
Rutherford County, NC
Faye H. Huskey Register of Deeds
BK **995** PG **829-831**

Excise Tax None Recording Time, Book and Page
Parcel ID See Exhibit A
After recording return to: Barry D. Mann of Manning, Fulton & Skinner, P.A.
P.O. Box 20389, Raleigh, NC 27619-0389
This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A.
(WITOUT TITLE EXAMINATION)
Brief description for the Index: _____

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 31st day of December, 2009, by and between

| GRANTOR | GRANTEE |
|--|---|
| E. STEPHEN STROUD, unmarried (a/k/a Eric Stephen Stroud and Eric S. Stroud) | STROUD LEGACY HOLDINGS LLC, a North Carolina limited liability company 3605 Glenwood Avenue, Suite 100 Raleigh, NC 27612 |

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 those certain lots or parcels of land situated in Duncan Creek Township, Rutherford County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

EXHIBIT A

BEING all of the property owned by E. Stephen Stroud and located in Rutherford County, said property being described in the following deeds recorded in:

1. **Book 409, page 72**, Rutherford County Registry (said property also being further described in deeds recorded in Book 355, page 446; Book 355, page 576; Book 355, page 575; Book 357, page 725; and Book 370, page 561, Rutherford County Registry); said property being currently designated as Rutherford County **Parcel/Account Nos. 05-14534 (containing approximately 8.00 acres) and 05-14535 (containing approximately 82.00 acres)**.
2. **Book 464, page 499**, Rutherford County Registry; said property being currently designated as Rutherford County **Parcel/Account No. 05-14722 (containing approximately 2.50 acres)**.
3. **Book 466, page 5**, Rutherford County Registry; said property being currently designated as Rutherford County **Parcel/Account No. 16-00096 (containing approximately 43.30 acres)**.
4. **Book 710, page 481**, Rutherford County Registry; said property being currently designated as Rutherford County **Parcel/Account No. 05-13331 (containing approximately 29.717 acres)**.
5. **Book 950, page 254**, Rutherford County Registry (said property also being further described in deeds recorded in Book 869, page 433; Book 869, page 436; Book 864, page 611; and Book 862, page 348, Rutherford County Registry); said property being currently designated as Rutherford County **Parcel/Account Nos. 16-05324 (containing approximately 189 acres), 16-36414 (containing approximately 9.00 acres), and 16-27256 (containing approximately 0.78 acre)**.

The descriptions contained in the above-referenced deeds are incorporated herein by reference as though fully set out above.

The property hereinabove described was acquired by Grantor by instruments recorded as shown on Exhibit A.


TO HAVE AND TO HOLD the aforesaid Property 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, except for the exceptions hereinafter stated.

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

1. Ad valorem taxes for the year 2009 and subsequent years.
2. Enforceable easements, restrictions, and rights of way of record affecting title to the property conveyed herein.

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



 E. STEPHEN STROUD, unmarried

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: E. Stephen Stroud.

Date: December 31, 2009

Notary Public: Teresa L Bowling

Printed Name: Teresa L Bowling

My Commission Expires: August 25, 2013

