

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,089.00

Parcel ID Number: 0048383

Verified by _____ County on the ____ day of _____, 20____
By: _____**This instrument was prepared by: Bagwell Holt Smith P.A. (without title examination)****Grantee's address (return to):** 2120 Baldwin Ave., Suite 200, Crofton, MD 21114-2870**THIS DEED** is made this 15 day of SEPTEMBER, 2025, by and between

GRANTOR	GRANTEE
WC Hollingsworth, Jr. and spouse, Laura W. Hollingsworth 3808 Capital Boulevard Raleigh, NC 27604	Caruso Builder Preserve at Moody Farm LLC, a North Carolina limited liability company c/o Caruso Homes, Inc. Attn: Jeffrey Caruso, CEO 2120 Baldwin Ave., Suite 200 Crofton, MD 21114-2870

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 those certain lots or parcels of land situated in the **Wake County, North Carolina**, and more particularly described as follows (the "**Property**");

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the Property does not include the primary residence of a grantor.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, together with any and all improvements, rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, in fee simple.

Submitted electronically by "Bagwell Holt Smith P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

Grantor covenants with 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, other than the limitations, covenants, easements, conditions and restrictions set forth in **Exhibit B** attached hereto and incorporated herein by reference.

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

WC Hollingsworth, Jr.

WC Hollingsworth, Jr.

Laura W. Hollingsworth

Laura W. Hollingsworth

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: WC Hollingsworth, Jr.

[Signature]

Official Signature of Notary Public

Date: SEPTEMBER 15, 2025

CHRISTOPHER A. CROWSON

Notary's Printed or Typed Name, Notary Public

(Official Seal)

My commission expires: MAY 7, 2029

CHRISTOPHER A. CROWSON
NOTARY PUBLIC
ORANGE COUNTY, N.C.

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Laura W. Hollingsworth.

[Signature]

Official Signature of Notary Public

Date: SEPTEMBER 15, 2025

CHRISTOPHER A. CROWSON

Notary's Printed or Typed Name, Notary Public

(Official Seal)

My commission expires: MAY 7, 2029

CHRISTOPHER A. CROWSON
NOTARY PUBLIC
ORANGE COUNTY, N.C.

EXHIBIT A

BEING all of Tract 6A containing 25.5 acres as shown on a plat recorded in Book of Maps 1928, Page 142, Wake County Registry, less and except the 5.00 acre tract shown on the plat entitled Property Survey for Donald L. Parrish and Diane M. Parrish, a copy of which is recorded in Book of Maps 2004, Page 1971, Wake County Registry and Tracts 1 and 2 as shown on a plat entitled "Minor Subdivision Plat for Lyda Sue Moody Heirs", a copy of which is recorded in Book of Maps 2018, Page 2222, Wake County Registry. And further being all of Wake County parcel ID 048383 containing 17.17 acres.

EXHIBIT B

Exceptions to Title

1. Taxes and assessments for the year 2025, a lien now due and payable, and subsequent years, a lien not yet due and payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the title disclosed by plats recorded in Book of Maps 1928 Page 142, Book of Maps 2004 Page 1971, Book of Maps 2018 Page 2222 and Record of Partition of Land Book "B" Page 167, Wake County Registry.
3. Easement(s) to Carolina Power & Light Company d/b/a Progress Energy Carolinas, Inc., of record at Book 742 Page 286 and Book 1240 Page 116, Wake County Registry.
4. Rural Line Permit to Carolina Telephone and Telegraph Company of record in Book 1231 Page 614, Wake County Registry.