

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 1341.00

Parcel Identifier No. 0012612 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: W. Thurston Debnam, Jr. (wk) Smith Debnam, Attorneys

Brief description for the Index: New Lot 4, 1.80 Acres

THIS DEED made this 15th day of December, 2020, by and between

GRANTOR	GRANTEE
<p><b>HES, INC.,</b> A North Carolina corporation</p> <p>228 Munden Farm Road Newport, NC 28570</p>	<p><b>TOY STORAGE, LLC,</b> A North Carolina limited liability company</p> <p>2700 Gresham Lake Road Raleigh, NC 27615</p>

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

**BEING all of New Lot 4, containing 1.80 acres and 78,389 square feet, as the same is shown on map recorded in Book of Maps 2013, Page 1030, Wake County Registry.**

Submitted electronically by "Smith Debnam Narron Drake Saintsing & Myers, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5491, page 942.

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

A map showing the above described property is recorded in Plat Book 2013, page 1030.

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:

- 1. Public utility easements and rights of way to public roads and streets.
- 2. Property taxes for subsequent years.
- 3. Any restrictions and easements of record.

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

HES, INC. \_\_\_\_\_ (SEAL)

By: Debra B. Vannortwick, Pres. (Entity Name) \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

Print/Type Name & Title: Debra B. Vannortwick, President \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public (Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name

State of NC - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Debra B. Vannortwick personally came before me this day and acknowledged that she is the President of HES, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 15th day of December, 2020.

My Commission Expires: 9/30/2025 Notary Public (Affix Seal) Wendy B. Kerns Notary's Printed or Typed Name

