

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$640.00

Parcel Identification 0273147 / 1723.17-20-2723-000Title Insurance Evergreen Settlement Services, LLCMail/Box Purchasing Fund 2023-2, LLC, a Delaware Limited Liability Company,This instrument was prepared Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the LOT 69, THE NEIGHBORHOODS OF WALNUT CREEK, PHASE 1THIS DEED made this 21 day of June, 2026 by and between**GRANTOR****Dion Truesdale, an unmarried man***Mailing Address:*1611 Windsor Village Way
Apt 304
Knightdale, NC 27545**GRANTEE****Purchasing Fund 2023-2, LLC, a Delaware Limited Liability Company***Mailing Address:*1007 South Congress Avenue
Building 9, Suite 415
Austin, TX 78704*Property Address:*3201 Cotton Grove Run
Raleigh, NC 27610

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 or parcel of land or condominium unit situated in the City of Raleigh, Wake County, North Carolina and more particularly described as follows:

See Exhibit "A," attached hereto and incorporated by reference

Submitted electronically by "Hankin & Pack, PLLC"
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 12776 Page 2418.

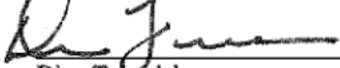
All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a grantor.

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 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 of all persons whomsoever, other than the following exceptions:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

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


Dion Truesdale

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Joshua C. Garlick, Notary Public, do hereby certify that Dion Truesdale personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 29 day of June, 2026.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 02-06-2028

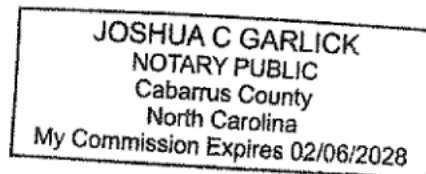


EXHIBIT A

Being all of Lot 69, THE NEIGHBORHOODS OF WALNUT CREEK, Phase I, as shown in Book of Maps 2000, Pages 528 and 529, Wake County Registry.