

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,160.00

Parcel Identifier No. 0491230 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: GranteeThis instrument was prepared by: Hervey & Hervey, P.A./Benjamin H. HerveyBrief description for the Index: Lot 45, Holding Village Phase 5

THIS DEED made this 28 day of March 2023, by and between

GRANTOR	GRANTEE
TRI Pointe Homes Holdings, Inc., a Delaware corporation FKA TRI Pointe Homes, Inc. a Delaware corporation	Damon Gore and Jacqueline Gore, a married couple
5440 Wade Park Blvd., Suite 400 Raleigh, NC 27607	1213 Remey Avenue Wake Forest, NC 27587

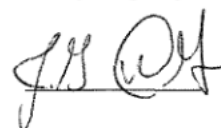
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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

BEING all of Lot 45 as shown on the map entitled "Holding Village Phase 5 Subdivision Plat"
recorded in Book of Maps 2021, Pages 2198 through 2208, inclusive, Wake County Registry.

All or a portion of the property herein conveyed ____ includes or XX does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Book of Maps 2021, Pages 2198-2208, Wake County Registry.



Submitted electronically by Hervey & Hervey, 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.

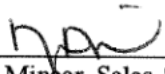
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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) Ad Valorem taxes for the current year and subsequent years.
- 2) All easements, covenants, and restrictions of record.
- 3) Zoning regulations and ordinances.

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

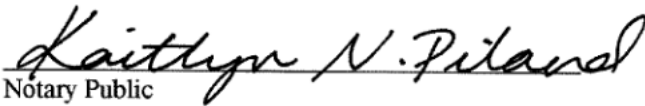
TRI Pointe Homes Holdings, Inc.,
f/k/a TRI Pointe Homes, Inc., a Delaware corporation

By: 
Meredith Minear, Sales & Closing Coordinator

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Meredith Minear, Sales & Closing Coordinator of TRI Pointe Homes Holdings, Inc. f/k/a TRI Pointe Homes, Inc., a Delaware Corporation personally appeared before me this day and acknowledged that she is the Sales & Closing Coordinator of TRI Pointe Homes Holdings, Inc. f/k/a TRI Pointe Homes, Inc., a Delaware Corporation, and by authority duly given and as the act of such entity, he/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 28 day of MARCH, 2023.

 (Affix Seal)
Notary Public

My Commission Expires: April 24, 2027

