

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 430.00

Recording Time, Book and Page

Parcel Ref. No. 0050151

Parcel Identifier No. 1744200520

Mail after recording to: Grantee: 655 S. Bennett St. Unit #2, Southern Pines, NC 28387

This instrument was prepared by: William W. Browning, Atty (25-028)

THIS DEED made this 4th day of February, 2025, by and between

GRANTOR**ROBERT COLON PARR (Single)**

Address: 216 E. Middle St. Creswell, NC 27928

GRANTEE**KUSH DEVELOPMENTS LLC, a North Carolina limited liability company**

Address: 655 S. Bennett St. #2, Southern Pines, NC 28387

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 and more particularly described as follows:

LYING on the eastern side of Lynnwood Drive and being all of Lot 78 of LYNNWOOD ESTATES, Section IV, as per plat and survey thereof now on file in Book of Maps 1967 at Page 105 in the Office of the Register of Deeds of Wake County, to which plat reference is hereby expressly made for a more particular description of same.

This property has street address 208 Lynnwood Estates Drive.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2288, at Page 617, Wake County Registry.

A map showing the above-described property is recorded in BOM 1967, Page 105, and referenced within this

Submitted electronically by "Browning Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

instrument.

Lewis William Parr died intestate on April 21, 2014, in Wake County, North Carolina. Patricia Ann Parr died interstate on April 6, 2021, in Wake County, North Carolina, survived by her son, Robert Colon Parr.

The above-described property ☒ does ☐ does not include the primary residence of the 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 except for the exceptions hereinafter stated.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Robert Colon Parr by:
Emily Parr, Attorney in Fact (SEAL)
 Robert Colon Parr by
 Emily Parr, Attorney in Fact

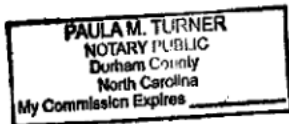
NORTH CAROLINA - DURHAM COUNTY

I, Paula M. Turner, a notary public, do hereby certify that Emily Parr, as Attorney-in-Fact for Robert Colon Parr, personally appeared before me this day and acknowledged the due execution of the foregoing instrument, and that her authority to execute and acknowledge said instrument as Attorney-in-Fact is contained in a document duly executed and recorded in the Office of the Register of Deeds of Wake County in Deed Book 19139 at Page 803 and recorded September 2, 2022, and that this instrument was executed under and by virtue of the authority given by said document granting her power of attorney; that said Emily Parr acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and on behalf of said Robert Colon Parr.

Witness my hand and seal this 5th day of February, 2025.

My commission expires: 03-27-2026

(SEAL)



Paula M. Turner

 Notary Public