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Page 1 of 3
OFFICIAL RECORDS OF WAKE COUNTY
Tammy L. Brunner, Register of Deeds
10/09/2026 03:37 PM Recording Fee: $26.00
Excise Tax: $1,040.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $1,040.00
Parcel Identification: 0675-14-1906-000 / 0471903
Title Insurance: Evergreen Settlement Services, LLC
Mail/Box: Purchasing Fund 2024-1, LLC,
This instrument was prepared: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209
Brief description for the: LOT 160, HIDDEN VALLEY

THIS DEED made this 5 day of October, 2026 by and between

GRANTOR	GRANTEE
Malcom Ashley Lewis, an unmarried man	**Purchasing Fund 2024-1, LLC, a Delaware Limited Liability Company**
Mailing Address: 521 Stapleford Lane Fuquay-Varina, NC 27526	*Mailing Address:* 801 Barton Springs Road Suite 615 Austin, TX 78704 *Property Address:* 2428 Nassau Trace Fuquay-Varina, NC 27526

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 Fuquay-Varina, 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 18207 Page 94.

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.

Malcom Ashley Lewis

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Nina Gunnell, Notary Public, do hereby certify that Malcom Ashley Lewis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 5 day of October, 2026.

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

NINA GUNNELL NOTARY PUBLIC FRANKLIN COUNTY, NC My Comm. Exp. 05-09-2027

EXHIBIT A

BEING all of Lot 160, as shown on a certain plat entitled "Hidden Valley Subdivision Phases 6, 7, 8 & 9 Major Subdivision Plat", recorded in Book of Maps 2019, Pages 2060-2074, Wake County Registry.

Parcel ID: 0675-14-1906-000 / 0471903
Property Address: 2428 Nassau Trace, Fuquay-Varina, NC 27526