

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **Exempt**

Parcel Identifier No. **402C-021** Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

### NO OPINION ON TITLE IS EXPRESSED OR IMPLIED BY THE PREPARER OF THIS DEED

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: **John W. Dees, II, Attorney at Law, 130 West Innes Street, Salisbury, NC 28144**

Brief description for the Index: Lot 2 3.744 acres Summit Corporate Center BM 9995-10115

THIS DEED made this \_\_\_\_\_ day of January, 2023, by and between

#### GRANTOR

**ROWAN COUNTY, North Carolina,  
a body politic**

**130 West Innes Street  
Salisbury, NC 28144**

#### GRANTEE

**Dkota Investments, Inc., a Texas Corporation**

Mailing Address: 4848 Lemon Avenue, Ste 622  
Dallas, TX 75219

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of --, \_\_\_\_\_ Township, Rowan County, North Carolina and more particularly described as follows:

**Being all of that certain tract or parcel described as Lot #2, containing 3.744 acres, more or less, as shown on plat recorded in Plat Book 9995, Page 10115, entitled "Minor Sub Division Survey of: 0 Summit Park Dr" for owner Rowan County.**

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 765 page 70.

A map showing the above described property is recorded in Plat Book 9995 page 10115.

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:

Subject to Declaration of Protective Covenants recorded in Book 776 page 395 and amended in 866/95, 872/395, 1037/188, 1246/571 and 1348/257 in the Rowan County Registry.

Subject to any and all easements, rights of way, reservations and restrictions of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by the Chairman of its Board of Commissioners, attested to by its Clerk, its County seal affixed, all by authority of its Board of Commissioners duly given, the day and year first above written.

**Rowan County, North Carolina, a body politic**

By: \_\_\_\_\_  
Chairman of the Board

ATTEST:

\_\_\_\_\_  
Clerk to the Board

(seal)

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State of North Carolina - County of Rowan

I, the undersigned Notary Public of the County and State aforesaid, certify that Carolyn Barger personally came before me this day and acknowledged that she is the Clerk to the Board of Commissioners of Rowan County, North Carolina, a body politic, and that by authority duly given and as the act of the Board of Commissioners, the foregoing instrument was signed in its name by its Chairman of the Board, sealed with the seal of Rowan County, North Carolina, and attested by her as the Clerk to the Board. Witness my hand and Notarial stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 2023.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Printed or Typed Name of Notary Public: