

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **\$680.00**

Parcel Identifier No. 0456837 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

Brief description for the Index: UNIT 5103-G, Building 2, South Forest Service.

THIS DEED made this 19th day of December, 2023, by and between

GRANTOR
Republic National Distributing Company LLC
a Delaware limited liability company
One National Drive SW
Atlanta, GA 30336

GRANTEE
Revive Home Collaborative LLC
a North Carolina limited liability company
8809 Sprouted Lane
Wake Forest, NC 27587

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Wake Forest Township, Wake County, North Carolina and more particularly described as follows:
See attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 19300 page 301.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book 2019 page 18-19.

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:
 Restrictive covenants Book 8295, Page 975; Book 10829, Page 1575; Book 11019, Page 404; Book 9219, Page 1455; Book 11781, Page 682; Book 14318, Page 2647; Book 14323, Page 2770; Book 14374, Page 2723; Book 17358, Page 1902; Book 17363, Page 2316; Book 17464, Page 2063; and Book 17786, Page 1947, Wake County Registry. Taxes or assessments for the year 2024, and subsequent years, not yet due and payable.

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

Republic National Distributing Company LLC (SEAL)
 By: [Signature] (Entity Name) Print/Type Name: _____

Print/Type Name & Title: EXEC VP TREASURER (SEAL)
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
 _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) _____ Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
 _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) _____ Notary's Printed or Typed Name

State of GEORGIA - County or City of COBB
 I, the undersigned Notary Public of the County or City of COBB and State aforesaid, certify that
Dennis Bashuk personally came before me this day and acknowledged that
 he is the _____ Republic National Distributing Company Company, a North Carolina or
 _____ corporation/limited liability company/general partnership/limited partnership (strike through the
 inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its
 behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 22 day of December, 2023.

My Commission Expires: 1-27-2024.
 (Affix Seal)

Elise Ostendorf Notary Public
 Notary's Printed or Typed Name



Elise Ostendorf
 NOTARY PUBLIC
 Cobb County, Georgia
 My Commission Expires
 January 27, 2024

Exhibit "A"

BEING all of Unit 5103-G, Building 2, South Forest Service Center Condominium, located in the Town of Wake Forest, Wake County, North Carolina, as designated and described in the Declarations recorded in Book 9219, Page 1455; Book 14323, Page 2770; Book 14318, Page 2647; Book 14374, Page 2723; Book 11781, Page 682; Book 17358, Page 1902 as revised by Book 17363, Page 2316 and Book 17464, Page 2063, Wake County Registry, executed and filed in accordance with the provisions of Chapter 47C of the North Carolina General Statutes (the "Declaration"). See Condominium File No. 288 recorded in CM2001, Pages 288 A1-A7, Wake County Registry and Condominium File No. 19 recorded in CM2019, Pages 18-19, Wake County Registry. Together with and subject to an undivided interest in Common Elements as set forth on Exhibit B to the Declaration, which may be amended from time to time, which undivided interest in the Common Elements and the foregoing Units together comprise a Condominium Unit. The land upon which the buildings and improvements are located is situated in the Town of Wake Forest, Wake County, North Carolina, and is fully described in the Declaration being incorporated herein by reference.