

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$8,200.00
Parcel ID:	09-274-035 and 09-274-035D
Mail/Box to:	Grantee
Prepared by:	Law Offices of Tilman Thomas Gates, PLLC (No title opinion or tax advice is given or implied)
Brief description for the Index:	1678 West Franklin Street, Monroe, NC

THIS SPECIAL WARRANTY DEED (“Deed”) is made on the \_\_\_\_ day of \_\_\_\_\_, 2026, by and between:

GRANTOR	GRANTEE
<b>Monroe MarketPlace Partners, LLC</b> , a North Carolina limited liability company  1560 North Main Street, Suite 104 Post Office Box 5778 High Point, NC 27262	<b>Union county</b> , a political subdivision of the State of North Carolina  Union County Manager 500 North Main Street Monroe, North Carolina 28112

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, as tenants in common in the percentages shown above, all those certain lots or parcels of land in the City of Monroe, Union County, North Carolina and more particularly described as follows (the “Property”):

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED FOR REFERENCE.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book \_\_\_\_, Page \_\_\_\_.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor

shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Taxes and assessments not yet due and payable.
2. Easements, restrictions and other matters of record affecting the Property, without re-imposing the same.
3. Matters that would be revealed by a current survey and/or inspection of the Property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

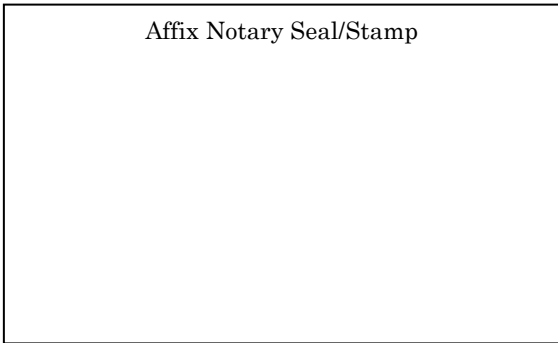
**Monroe MarketPlace Partners, LLC,**  
a North Carolina limited liability

By: \_\_\_\_\_  
Maurice S.S. Hull, Manager

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I \_\_\_\_\_, a Notary of the above state and \_\_\_\_\_ county, certify that the following person(s) personally appeared before me on the \_\_\_\_ day of \_\_\_\_\_, 2026 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **Maurice, S.S. Hull.**



\_\_\_\_\_  
Notary Public (Official Signature)

\_\_\_\_\_  
Notary's printed or typed name  
*[Notary Public must sign exactly as on notary seal]*

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

**Exhibit A**

**Legal Description**