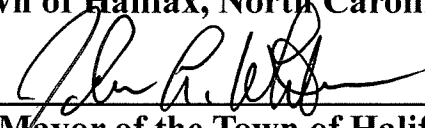
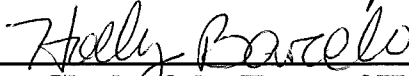


IN WITNESS WHEREOF, the Town of Halifax, has executed this Release from Conditions of Reversion the 2nd day of November, 2020.

Town of Halifax, North Carolina

SEAL

By 
Mayor of the Town of Halifax, NC

Attest: 
Town Clerk of the Town of Halifax, NC

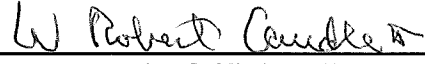
STATE OF NORTH CAROLINA

COUNTY OF HALIFAX

I, a Notary Public of the County and State aforesaid, do hereby certify that Holly Barcello personally appeared before me this day, and being duly sworn, acknowledged that she is Town Clerk and that John L. White is Mayor of the Town of Halifax, North Carolina, a body politic and corporate of the State of North Carolina, and that by authority duly given and as an act of the body politic and corporate, the foregoing instrument was signed in its name by its Mayor, sealed with its municipal seal, and attested by her as Town Clerk for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 2nd day of November, 2020.


(SEAL)


Notary Public Official Signature

My Commission Expires: 3/29/2023

Pursuant to G.S. 161-31 this certifies to the Halifax County Register of Deeds that no delinquent ad valorem real estate taxes or other taxes which the Halifax County Tax Collector is charged with collecting are a lien on the property described in the attached deed and identified as part or all of TAX PARCEL # 0600048. This certification does not constitute a written certificate under G.S. 105-361.

7-21-17 Doris Hankins/et
Date Halifax County Tax Collector


Doc ID: 003994870004 Type: CRP
Recorded: 07/21/2017 at 11:29:12 AM
Receipt#: 2017-00000514
Fee Amt: \$42.00 Page 1 of 4
Revenue Tax: \$16.00
Instr# 201700000654
Halifax, NC
Christie C Avens Register of Deeds
BK **2536** Pg **321-324**

RF: \$26.00
Excise Tax: \$16.00

Mail to: W. Robert Caudle II, 225 Old Farm Road, Roanoke Rapids, NC 27870
Prepared by: W. Robert Caudle II (without search)

Brief Description for the Index: Corner of King St. and Pittsylvania St., Halifax, NC

The property does not include the residence of a Grantor.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made the 12th day of July, 2017, by the Town of Halifax, a body politic and corporate of the State of North Carolina, (hereinafter referred to as "Grantor") having an address of P.O. Box 222, Halifax, NC 27839 to Hurt LLC, a limited-liability company doing business in the State of North Carolina (hereinafter referred to as "Grantee") having an address of 110 Timberlake Drive, Youngsville, North Carolina 27596.

WITNESSETH:

THAT 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 Grantee, in fee simple, those parcels of land (hereinafter referred to as the "Property") located in the Township of Halifax, County of Halifax, State of North Carolina, and more fully described as follows:

Tract 1:

Beginning at the Northwest intersection formed by the North side of Main Street and West side of Pittsylvania Street, the same being the Southeast corner of the Hotel Building, running thence along the West side of Pittsylvania Street N. 25 degrees W. 137 feet to the Northeast corner of Section "(6)" as shown on the map herein referred to; thence at the right angles S. 65 degrees W. 43.25 feet to the Northeast corner of Section "(6)"; thence at right angles and parallel with Pittsylvania Street S. 25 degrees E. 137 feet to the North side of Main Street; thence

at right angles and along the North side of Main Street N. 65 degrees E. 43.25 feet to the point of beginning; the same being Section Nos. "(1), (2), (5) and (6)" as shown and designated on that certain map or plat of the hotel and store property of the Dr. Job Taylor Estate, in the Town of Halifax, recorded in Map Book 5 at Page 49 of the Halifax Public Registry, and being the identical property conveyed unto Lee Richard Jones by deed of Gwendolyn M.T. Pippen et vir and Gayle Twisdale Locke et vir dated May 13, 1994, and of record in Book 1605, Page 628, Halifax County Public Registry. Reference to said Map and Deed is hereby made for greater certainty of description.

Tract 2:

All that certain tract or parcel of land, together with all improvements thereon, lying and being situate in the Town of Halifax, Halifax County, North Carolina, and more particularly described as follows: Beginning at a point on the north side of Main Street 43.25 feet West of the Northwest intersection formed by the North side of Main Street and the West side of Pitt Street, the same being the Southeast corner of the property hereby conveyed; running thence N 25 degrees West 137 feet to the Northeast corner of Section No. "(3)", as shown on the map herein referred to; thence at right angles South 65 degrees W. 23.25 feet to the Northwest corner of Section No. "(3)", thence at right angles and parallel with Pitt Street South 25 degrees East 137 feet to the North side of Main Street; thence at right angles and along the North side of Main Street North 65 degrees E. 23.25 feet to the point of beginning; the same being Section "(3)" as shown and described on that certain map or plat of the hotel and store property of the Dr. Job Taylor Estate, in the Town of Halifax, recorded in Map Book 5, Page 49, Halifax County Public Registry, the same being the identical real property described in deed from Clyde U. Page, et al, to the said E.M. Page dated February 7, 1962, recorded in Book 666, Page 517, Halifax County Public Registry; reference to said map and deed being hereby made for greater certainty of description.

There is also conveyed by this instrument all of the rights, privileges, and agreements, and this conveyance is made subject to all of the terms, conditions, and agreements, contained in that certain deed from Priscilla M. Gowen, et vir, to S.M. Page, dated December 31, 1946, recorded in Book 563, Page 197, Halifax Public Registry.

Grantor acquired the property hereinabove described by instruments recorded in Deed Book 2439, Page 277, and Deed Book 2448, Page 456, Halifax County, North Carolina, Registry.

TO HAVE AND TO HOLD the Property, and all privileges and appurtenances thereunto belonging to 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 stated. Title to the property hereinabove described is subject to the following exceptions:

ANY AND ALL OF PUBLIC RECORD

It is a further express condition of this conveyance that if, after 540 days from the date of this deed, Grantee (Second Party) has failed to complete dry in of all of the buildings and structures on the property described herein, to include completion of a waterproof roof system, then Grantor (First Party) has the option to automatically revert ownership of the property back to Grantor upon notice to Grantee, provided Grantor returns to Grantee an amount equal to the cash paid at closing. Dry in shall be defined as meaning that the buildings and structures are waterproof, and that the building and structure shells have been repaired and completed sufficiently to keep out wind, rain, and the weather in general, thus assuring that weather-sensitive materials can be installed or work can begin indoors without those materials suffering weather damage by rain, wind, snow, or other sources.

In addition, if, after 1825 days from the date of this deed, Grantee has not completed capital improvements to the property described herein sufficient for the operation of the property as a commercial enterprise and is not operating the property as a commercial enterprise; then Grantor has the option to automatically revert ownership of the property back to Grantor upon notice to Grantee, provided Grantor returns to Grantee an amount equal to the cash paid at closing.

Should the buildings and structures on the above described property not be dried in within the prescribed 540 days from the date of this deed, and/or the property not having received capital improvements sufficient for the operation of the property as a commercial enterprise or is not operating as a commercial enterprise within the prescribed 1825 days from the date of this deed, then fee simple title and ownership of the above described property shall immediately revert to the Grantor herein.

The Parties hereto further agree that the foregoing provisions run with the land, and are binding on the Parties, their heirs, successors, assigns, and legal representatives. The Parties also agree that the foregoing reverter clause will expire on the 1825th day following the date of this deed.

The designation "Grantor" and "Grantee", as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by context.

IN WITNESS WHEREOF, Grantor has executed this deed under seal the day and year first above written.

Seal

Town of Halifax, North Carolina

By: [Signature]
Mayor of the Town of Halifax, NC

Attest:

[Signature]
Town Clerk of the Town of Halifax, NC

STATE OF NORTH CAROLINA
COUNTY OF HALIFAX

I, a Notary Public of the County and State aforesaid, do hereby certify that Sharon A. Vick personally appeared before me this day, and being duly sworn, acknowledged that she is Town Clerk and that John White is Mayor of the Town of Halifax, North Carolina, a body politic and corporate of the State of North Carolina, and that by authority duly given and as an act of the body politic and corporate, the foregoing instrument was signed in its name by its Mayor, sealed with its municipal seal, and attested by her as Town Clerk for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 12th day of July, 2017.

(Stamp or Seal)

[Signature]
Notary Public Official Signature

Jennifer G. Simmers
Notary Printed or Typed Name

My Commission Expires: October 25, 2019