

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,000.00

Parcel Identifier No. 0339066 Verified by _____ County on the ___ day of _____, 20
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Gwynn, Edwards & Getter, PA, 900 Ridgefield Drive, Suite 150, Raleigh, NC 27609

Brief description for the Index: Lot 3, Brier Creek

THIS DEED made this 29 day of March, 2022, by and between

GRANTOR	GRANTEE
GSW PROPERTIES, LLC, a North Carolina Limited Liability Company	Kenneth J. Ferrell, a 5% undivided interest, and Deborah A. Ferrell, a 95% undivided interest, together as Tenants in Common
10500 Little Brier Creek Lane Raleigh, NC 27617-2012	<u>Mailing address:</u> 6389 Trottnridge Road, Skipwith, VA 23968 <u>Property Address:</u> 10500 Little Brier Creek Lane Raleigh, NC 27617

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 Raleigh, _____ Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 3, containing 3.05 acres, as shown on that plat of survey entitled "Brier Creek Parcel E-8 Subdivision Plat," as recorded in Book of Maps 2005, Pages 582-583, Wake County Registry, which plat is referenced for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 11760, page 2434.

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 2005, pages 582-583.

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.

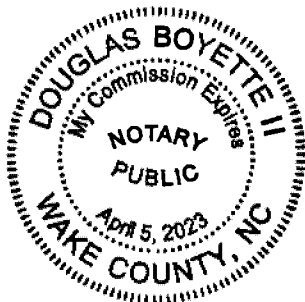
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1. Ad valorem taxes for the current year and subsequent years.
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

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

GSW Properties, LLC, a North Carolina limited liability company
(Entity Name)

By: Jennifer J. Goetz
Print Name: Jennifer J. Goetz
Title: Member-Manager



(Affix Notary Seal)

State of North Carolina - County of Wake
I, the undersigned Notary Public of the County of Wake and State of North Carolina, certify that Jennifer J. Goetz personally came before me this day and acknowledged that (s)he is the Member-Manager of GSW Properties, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, (s)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 24 day of March, 2022.

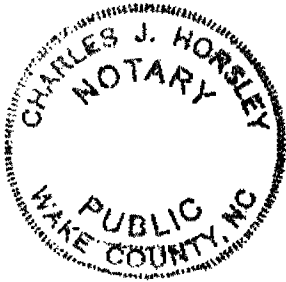
Douglas Boyette II
Notary Public

My Commission Expires: 4/5/2023 Douglas Boyette II
Notary's Printed or Typed Name

Consent By Member:

GSW Properties, LLC, a North Carolina limited liability company

BY: [Signature]
Ginger Wike Tran, Member



State of NORTH CAROLINA County of Wake
I, the undersigned Notary Public of the County of Wake and State of North Carolina certify that Ginger Wike Tran personally came before me this day and acknowledged that (s)he is the Member of GSW Properties, LLC, a North Carolina limited liability company, a North Carolina , and that by authority duly given and as the act of such entity, (s)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 30th day of March, 2022.

My Commission Expires: 08/26/22 [Signature]
Notary Public
Notary's Printed or Typed Name Charles J. Horsley

(Affix Notary Seal)