

Prepared by:
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Robbins May & Rich LLP
120 Applecross Road, Pinehurst, NC 28374
No Title Exam By Drafting Attorney

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,430.00

Parcel Identifier No. 0736071492 Verified by _____ County on the ____ day of _____, 20____
By: _____

Brief description for the Index: 11550 Green Level Church Road, Cary, NC

THIS DEED entered into as of this the 17 day of May, 2022, by and between

Grantor	Grantee
Lucille B. Greenhill (Widow) 300 Meredith Drive, Apt 334 Durham, NC 27713	Primax Properties, LLC, a North Carolina limited liability company 1100 E Morehead Street Charlotte, NC 28204

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 Cary, Wake County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Robbins May & Rich LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

Subject and together with utility easements, other easements and restrictive covenants that are enforceable against or a benefit to the property, if any, and to the lien for ad valorem property taxes for the current year to be prorated at closing.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1472, Page 568, Wake County Registry, North Carolina.

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

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 Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, has the right to convey the Property 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 noted herein.

[Signature Page to Follow]

IN WITNESS WHEREOF, this instrument is executed (a), if by individuals, by hereunto setting their hands under seal by adoption of the word "SEAL" appearing next to the individuals' names or signatures, (b), if by a corporation, by the duly authorized officers, directors or shareholders of the corporation on its behalf under seal by adoption of the facsimile seal printed hereon for such purpose or, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the name of the corporation or the signatures of the officers, directors or shareholders, (c), if by a partnership, by the duly authorized partners of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the partnership or the signatures of the partners or (d), if by a limited liability company, by the duly authorized members or managers on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the limited liability company or the signatures of the members or managers, on the day and year first above written.

Lucille B Greenhill (SEAL)
 Lucille B. Greenhill

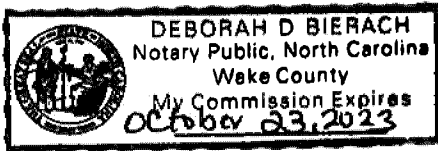
STATE OF North Carolina, COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that the following person voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name	Capacity
Lucille B. Greenhill	Grantor

- I have personal knowledge of the identity of the principal;
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____; or
- A credible witness has sworn to the identity of the principal

Witness my hand and official stamp or seal on this the 17th day of May, 2022.



Deborah D Bierach
 Notary Public

Print notary name: DEBORAH D BIERACH
 (notary name must be exactly as on notary seal)

My commission expires: October 23, 2023

[affix notary seal above, which must be fully legible]

Exhibit A”
Cary NC

Parcel ID# 0736071492
11550 Green Level Church Road

BEGINNING AT A DRILL HOLE SET (DHS) IN THE EASTERN LINE OF GREEN LEVEL CHURCH ROAD, SR 1625 (VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED LAND OF LUCILLE B. GREENHILL (PIN 0736-07-1492); THENCE RUNNING ALONG THE EASTERN RIGHT-OF-WAY LINE OF GREEN LEVEL CHURCH ROAD, SR 1625, THE FOLLOWING TWO (2) COURSES;

N 04°11'17" W 185.00 FEET TO AN IRON REBAR SET (IRS); THENCE

N 01°03'17" W 232.28 FEET TO AN IRS IN THE EASTERN RIGHT-OF-WAY LINE OF GREEN LEVEL CHURCH ROAD, SR 1625; THENCE RUNNING IN PART WITH SAID RIGHT-OF-WAY, THENCE IN PART WITH THE LANDS OF CABERNET MINORITY, LLC, HAB PROPERTIES, LLC (PIN 0736-07-6829) A TOTAL COURSE OF;

S 89°16'30" E 176.94 FEET TO AN IRON PIPE FOUND (IPF) IN THE LINE OF PIN 0736-07-6829 AND BEING A CORNER TO THE LANDS OF CABERNET MINORITY, LLC (PIN 0736-07-7568); THENCE DEPARTING PIN 0736-07-6829 AND RUNNING WITH PIN 0736-07-7568 IN PART, THENCE IN PART WITH THE LANDS OF WMCi RALEIGH VI, LLC, WEINSTEIN PROPERTIES (PIN 0736-06-4791) A TOTAL COURSE OF;

S 03°04'21" E 418.58 FEET TO AN IRS NEXT TO A 22" CEDAR TREE AND BEING A CORNER TO PIN 0736-06-4791; THENCE CONTINUING WITH PIN 0736-06-4791 THE FOLLOWING COURSE;

N 88°54'11" W 181.61 FEET TO THE POINT OF BEGINNING, CONTAINING 75,930 SQUARE FEET OR 1.74 ACRES OF LAND MORE OR LESS.

AND BEING THE SAME PROPERTY RECEIVED BY GRANTOR IN A DEED RECORDED IN BOOK 1472, PAGE 568, LESS AND EXCEPT ANY AND ALL PROPERTY PREVIOUSLY CONVEYED AND/OR TAKEN BY CONDEMNATION.