

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1350.00

Parcel Identifier: 0006622 & 0093231 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Bagwell Holt Smith, PA

THIS DEED made effective as of the 18 day of March, 2022, by and between

GRANTOR	GRANTEE
<p>TRUCATT, LLC a North Carolina limited liability company</p> <p>7804 Ocoee Court Raleigh, NC 27612</p>	<p>ANG'S CAFÉ LLC A North Carolina limited liability company</p> <p><u>Property Address:</u> 1219 Walnut Street Cary, NC 27511</p>

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

See Exhibit A attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 11514, page 1392.

All or a portion of the property herein conveyed 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 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, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

TRUCATT, LLC
A North Carolina limited liability company

By: DC
DAVID H. COOK, Manager

Orange County, North Carolina

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: **DAVID H. COOK, Manager**

Date: 3/18, 2022

(Affix Official Seal below)

Danisha T. Hatchett
Official Signature of Notary Public

Print Name: Danisha T. Hatchett

My commission expires: 12/9/26

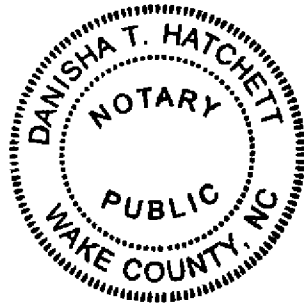


EXHIBIT A

Tract 1:

BEGINNING at a new iron pipe located on the northern right-of-way line of Walnut Street and being the southeastern corner of the property hereinafter described and the southwestern corner of Lot 1, Walnut Hills Subdivision, as recorded in Book of Maps 1967, Page 382, Wake County Registry; runs thence along the northern right-of-way line of Walnut Street North 42 degrees 14 minutes 37 seconds West 199.02 feet to an iron pipe, said pipe being the southwestern corner of the property hereinafter described and the southeastern corner of the M.C. Smithey property (now or formerly); runs thence North 46 degrees 27 minutes 04 seconds East 183.89 feet to an existing iron pipe, the northwestern corner of the property hereinafter described and a common corner with the Williams W. Stephenson property (now or formerly); runs thence South 42 degrees 15 minutes 00 seconds East 200.16 feet to an existing iron pipe, the northeaster corner of the property hereinafter described and in the line of Lot 7, Walnut Hills Subdivision, as recorded in Book of Maps 1967, Page 382, Wake County Registry; runs thence South 46 degrees 48 minutes 20 seconds West 183.89 feet to the point and place of **BEGINNING** according to a survey dated September 2, 1999 by Leonard H. Sullivan, Jr., Registered Land Surveyor entitled "Survey for Walnut Street Properties I, LLC."

Tract 2:

BEGINNING at a point in the line of the Champion property which said point is located North 46° 00' East a distance of 230.1 feet from the southern corner of the Champion property; thence North 46° 00' East 100.0 feet to an iron stake; thence South 42° 16' East 200.2 feet to an iron stake and pointers; thence South 46°00' West 100.1 feet to an iron stake; thence North 42° 15' West 200.2 feet to an iron stake, the point and place of **BEGINNING**, and being that property as described in that Deed recorded in Book 1378, Page 575 of the Wake County Registry.

Also being that same property identified as (0.4615 Acre) tract as shown on that survey entitled "Survey For: Walnut Street Properties I, LLC" prepared by Sullivan Surveying dated September 2, 1999.