

Excise Tax: \$1,600.00 Recording Time, Book and Page  
 Real Estate IDs: 0060972 & 0060974 PINs: 0764514607 & 0764512766

Return after recording to: Grantee

This instrument was prepared by: Douglas J. Short of Manning, Fulton & Skinner, P.A.

Brief description for the Index: 149 E. Chatham Street & 130 E. Cedar Street

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made as of the 21<sup>st</sup> day of December, 2018, by and between

GRANTOR	GRANTEE
<p><b>James William Rogers</b> and wife,  <b>Barbara Tarte Rogers</b></p> <p>1112 Ralph Drive            Cary, NC 27511-4626</p>	<p><b>Northwoods Associates, LLC</b>,            a North Carolina limited liability company</p> <p>P.O. Box 4422            Cary, NC 27519</p>

The property conveyed by this instrument does **not** include the primary residence of the Grantor.

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in Wake County, North Carolina, and more particularly described as follows:

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

Submitted electronically by "Manning Fulton & Skinner, P.A."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by that instrument recorded in Book 17264, Page 2434, Wake County Registry.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Ad valorem taxes for the year 2019 and subsequent years and easements and rights of way of record.

[signatures and notary acknowledgments follow]

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

GRANTOR:  
*James William Rogers*  
*By Barbara Tarte Rogers, AIF*

James William Rogers, by and through Barbara Tarte Rogers, his Attorney-in-Fact pursuant to that Durable Power of Attorney recorded in Book 14327, Page 2390, Wake County Registry


*Barbara Tarte Rogers*  
Barbara Tarte Rogers

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **Barbara Tarte Rogers**, Attorney-in-Fact for **James William Rogers** personally appeared before me on this day and being by me duly sworn says that he or she executed the foregoing and annexed instrument for and in behalf of the said **James William Rogers**, and that his or her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded of record in the Office of the Register of Deeds of Wake County, State of North Carolina, on the 19<sup>th</sup> day of April, 2011, in Book 14327, Page 2390, and that this instrument was executed under and by virtue of the authority given by said instrument giving him or her power of attorney. I further certify that the said **Barbara Tarte Rogers** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of **James William Rogers**.

Date: December 18, 2018

BRENDA K LAMBERT  
NOTARY PUBLIC  
WAKE COUNTY, N.C.  
My Commission Expires 9.5.2023


Notary Public:   
Printed Name: Brenda K. Lambert  
My Commission Expires: 9.5.2023

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Barbara Tarte Rogers**.

Date: December 18, 2018

BRENDA K LAMBERT  
NOTARY PUBLIC  
WAKE COUNTY, N.C.  
My Commission Expires 9.5.2023

Notary Public:   
Printed Name: Brenda K. Lambert  
My Commission Expires: 9.5.2023

**EXHIBIT A****Legal Description**

Being all those certain lots or parcels lying in Wake County, North Carolina, and being more particularly described as:

**Parcel A - 149 E. Chatham Street, Cary, NC (PIN No. 0764514607):**

**Beginning** at a New Mag Nail set at an Existing Paint Mark located on the Northern Right of Way of East Chatham Street (Variable Width Public Right of Way), having NC Grid Coordinates (NAD83 2011) N=741,619.82' E=2,065,490.00' Thence with said Right of Way S86°08'43"W, 160.72' to a Set Mag Nail; Thence Leaving said Right of Way N00°10'24"W, 114.09' to a Set Mag Nail; Thence N85°45'47"E, 79.76' to a New Iron Pipe; Thence N04°04'14"W, 13.57' to a New Iron Pipe; Thence N85°17'11"E, 85.12' to an Existing Rebar; Thence S00°30'28"W, 30.01' to an Existing Iron Pipe; Thence S01°24'13"W, 99.73' to a New Mag Nail being the Point and Place of **Beginning**, AND BEING ALL of "149 E. Chatham Street", having an area of 0.453 acres, more or less, all as shown on that survey entitled "ALTA/NSPS Land Title Survey for Northwoods Associates, LLC, 149 E. Chatham St. and 130 Cedar St., Cary, NC" prepared by WithersRavenel dated December 13, 2018, to which reference is hereby made for a more particular description.

**Parcel B - 130 Cedar Street, Cary NC (PIN No. 0764512766):**

**Beginning** at a New Mag Nail located at the Northeastern corner of Tract Five described in that instrument recorded in Deed Book 13320, PG 2575, having NC Grid Coordinates (NAD83 2011) N=741,706.13' E=2,065,299.13', Thence N01°35'58"W, 9.01' to a Set Mag Nail and being the **True Point of Beginning**, Thence N01°35'58"W 86.53' to a Set Mag Nail; Thence N01°35'58"W, 4.00' to a Set Mag Nail, Thence S83°41'03"W, 50.55' to a New Iron Pipe; Thence S05°56'39"E, 3.99' to a New Iron Pipe; Thence S05°56'39"E, 84.50' to a New Iron Pipe; Thence N85°57'59"E, 25.00' to a Point; Thence N85°57'59"E, 18.71' to a Set Mag Nail being the **True Point and Place of Beginning**, AND BEING ALL of "130 E. Cedar St., Lots 10 and 11, S.P. Waldo Property", having a total area of 0.097 acres, more or less (0.005 acres within railroad right of way, and 0.092 acres outside of railroad right of way, more or less), all as shown on that survey entitled "ALTA/NSPS Land Title Survey for Northwoods Associates, LLC, 149 E. Chatham St. and 130 Cedar St., Cary, NC" prepared by WithersRavenel dated December 13, 2018, to which reference is hereby made for a more particular description.

**Parcel C - Tract 1, DB 13320, PG 2575\*:**

**Beginning** at a New Mag Nail located at the Northeastern corner of Tract Five described in that instrument recorded in Deed Book 13320, PG 2575, having NC Grid Coordinates (NAD83 2011) N=741,706.13' E=2,065,299.13', Thence N86°00'29"E, 15.23' to a Set Mag Nail and being the **True Point of Beginning**, Thence N00°50'16"W, 14.77' to a Set Mag Nail; Thence N85°40'30"E, 15.24' to a Set Mag Nail; Thence S00°10'24"E, 114.09' to a Set Mag Nail located on the Northern Right of Way of East Chatham Street; Thence with said Right of Way, S86°00'29"W, 13.91' to a Set Mag Nail; Thence leaving Said Right of Way N00°50'16"W, 99.15' to a Set Mag Nail and Being the **True Point and Place of Beginning**, AND BEING ALL of "Tract 1", having an area of 0.038 acres, more or less, all as shown on that survey entitled "ALTA/NSPS Land Title Survey for Northwoods Associates, LLC, 149 E. Chatham St. and 130 Cedar St., Cary, NC" prepared by WithersRavenel dated December 13, 2018, to which reference is hereby made for a more particular description.

**Parcel D - Tract 4, DB 13320, PG 2575\*:**

**Beginning** at a New Mag Nail located at the Northeastern corner of Tract Five described in that instrument recorded in Deed Book 13320, PG 2575, having NC Grid Coordinates (NAD83 2011) N=741,706.13' E=2,065,299.13', Thence N01°35'58"W, 9.01' to a Set Mag Nail; Thence N01°35'58"W, 86.53' to a Set Mag Nail; Thence N83°27'40"E, 16.56' to a Set Mag Nail; Thence S00°50'11"E, 81.57' to a Set Mag Nail; Thence S00°50'16"E, 14.77' to a Set Mag Nail; Thence S86°00'29"W, 15.23' to a Set Mag Nail and being the Point and Place of **Beginning**, AND BEING ALL of "Tract 4", having an area of 0.035 acres, more or less, all as shown on that survey entitled "ALTA/NSPS Land Title Survey for Northwoods Associates, LLC, 149 E. Chatham St. and 130 Cedar St., Cary, NC" prepared by WithersRavenel dated December 13, 2018, to which reference is hereby made for a more particular description.

**Parcel E - Tract 6, DB 13320, PG 2575\*:**

**Beginning** at a New Mag Nail located at the Northeastern corner of Tract Five described in that instrument recorded in Deed Book 13320, PG 2575, having NC Grid Coordinates (NAD83 2011) N=741,706.13' E=2,065,299.13', Thence S86°00'29"W, 43.03' to an Existing Iron Pipe; Thence N05°56'39"W, 8.98' to a New Iron Pipe; Thence N85°57'59"E, 25.00' to a Point; Thence N85°57'59"E, 18.71' to a Set Mag Nail; Thence S01°35'58"E, 9.01' to a Set Mag Nail and being the Point and Place of Beginning, AND BEING ALL of "Tract 6", having an area of 0.009 acres, more or less, all as shown on that survey entitled "ALTA/NSPS Land Title Survey for Northwoods Associates, LLC, 149 E. Chatham St. and 130 Cedar St., Cary, NC" prepared by WithersRavenel dated December 13, 2018, to which reference is hereby made for a more particular description.

*\* Parcels C, D and E herein are intended to describe all of Tracts One, Four and Six, respectively, set forth in that certain instrument entitled "Quit Claim Deeds and Waldo Way Abandoning Agreement" recorded in Book 13320, Page 2575, Wake County Registry, with the intent that Grantor herein quitclaim, transfer and convey to Grantee, any and all right, title and interest in and to Parcels C, D and E held by Grantor. Grantor makes no representations or warranties of title with respect to Parcels C, D and E.*