

State of North Carolina
County of Wake

Excise Tax: **\$1,100.00**
Parcel ID# **0013165**

**NORTH CAROLINA
GENERAL WARRANTY DEED
(PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR TAX ADVICE)**

Mail after Recording to: Grantee
This instrument was prepared by: Vyas Realty Law
4934 Windy Hill Drive
Raleigh, NC 27609

THIS DEED, made and entered into this the 4th day of August 2022 by and between:

Brief legal description: Lot 3, 1500 Walnut Street

GRANTOR	GRANTEE
<p>North Carlina State Lodge, Fraternal Order of Police, a North Carolina non-profit corporation</p> <p><u>Mailing Address:</u> PO Box 6335 Asheville, NC 28816</p>	<p>1500 Walnut, LLC, a North Carolina limited liability company</p> <p><u>Mailing Address:</u> 124 Hampton Pines Morrisville, NC 27560</p> <p><u>Property Address:</u> 1500 Walnut Street Cary, NC 27511</p>

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 and more particularly described as follows:

SEE EXHIBIT "A" – LEGAL DESCRIPTION ATTACHED HERETO

It being agreed that the easements and rights established and reserved hereby shall run with the lands of Grantor and Grantee, their heirs, successors and assigns.

All or a portion of the property hereinabove described was acquired by deed recorded in Book 11482, Page 206, filed in the Wake County Registry.

The subject property of this conveyance does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the Grantee(s) and heirs and assigns, free and discharged of all right, title, claim, or interest of the Grantor(s) or anyone claiming by, through, or under them.

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:

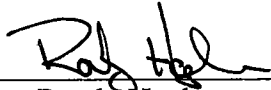
Title to the property hereinabove described is subject to the following exceptions:

1. Taxes for the year 2022, and subsequent years, not yet due and payable.
2. Matters revealed by map/plat recorded in Book of Maps 1962, Page 17, Wake County Registry.
3. Easements recorded in Book 4217, Page 694, Wake County Registry.

[Signatures to Follow]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

North Carlina State Lodge, Fraternal Order of Police, a North Carolina non-profit corporation

By: 
Name: Randy Hagler
Title: CEO/State President

STATE OF NC
WAKE COUNTY

The undersigned notary hereby certifies that the following person(s) personally appeared before me this day, authorized representative and agent for Seller, acknowledging to me that he or she signed the foregoing document, in the capacity stated herein as applicable: **Randy Hagler**

Witness my hand and official stamp or seal, this the 4th day of August 2022.

My Commission Expires: 7.10.2024


Notary Public

Print Notary Name: Nikhil Vyas



EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING at an existing iron pipe, a point where the eastern right of way of Lawrence Road intersects the southern right of way of SR 1313 (Walnut Street); runs thence S 66 degs 34 mins 33 secs E 110.00' to an existing iron pipe; thence S 23 degs 39 mins 20 secs W 200.22' to an existing iron pipe; thence N 66 degs 40 mins 00 secs W 138.04' to an existing iron pipe in the right-of-way of said Lawrence Road; thence N 31 degs 42 mins 55 secs E 202.55' to the point and place of BEGINNING, according to map and survey entitled "Property of Mildred Castlebery," dated October 29, 1984, by William R. Mills, RLS, and being that same property identified as Lot 3 on that plat recorded in Book of Maps 1962, Page 17, Wake County Registry.

FOR INFORMATIONAL PURPOSES ONLY:

Property Commonly Known As: 1500 Walnut Street
Cary, NC 27511

PIN: 0773335350 / Parcel ID: 0013165

The property hereinabove described was acquired by Grantor by instrument recorded on July 22, 2005 in Book 11482, Page 206, Wake County Registry.

Title Insured By: Tryon Title Agency, LLC