

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **\$6,784.00**

Parcel Identifier No. 0078592 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by Brian J. Register, Smith Debnam Narron Drake Saintsing & Myers, LLP (without request for or examination of title)

Brief description for the Index:

THIS DEED made this 27th day of February, 2019, by and between

GRANTOR	GRANTEE
SCHRADER PROPERTIES, LLC, a North Carolina limited Liability company	1527 CREST ROAD LLC, a North Carolina limited liability company
Mailing Address: 5862 Faringdon Pl, #1 Raleigh, NC 27609	Mailing Address: 1000 East Cesar Chavez Street Austin, Texas 78702
	Property Address: 1527 CREST ROAD RALEIGH, NC 27606

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8732, Page 0358.

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 ___, Page ___.

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.

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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:

2018 unpaid ad valorem taxes;
Easements, Covenants, Restrictions, and Rights-of-way of record; and
Subject to any mortgages, deeds of trust, and other liens of record.

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

SCHRADER PROPERTIES, LLC

Mark A. Schrader (SEAL)
Mark A. Schrader, Manager

(SEAL)

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State, do hereby certify that Mark A. Schrader personally appeared before me this day and acknowledged that he is Manager of SCHRADER PROPERTIES, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal this the 27th day of February, 2019.

My Commission Expires: 12-20-19
(Affix Seal)

Lori Register
Lori Register, Notary Public

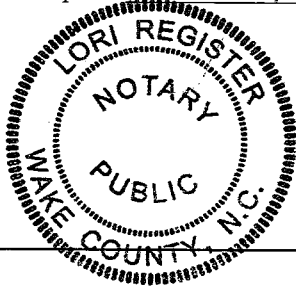


EXHIBIT 'A'

Legal Description

BEGINNING AT AN IRON STAKE, SAID STAKE BEING LOCATED SOUTH 23 DEGREES 00 MINUTES FROM THE SOUTHEASTERN MOST CORNER OF TRACT 1, AS DESCRIBED IN DEED RECORDED IN BOOK 8398, PAGE 1625- 1629, WAKE COUNTY REGISTRY, AND SAID STAKE LYING IN THE WESTERN RIGHT-OF-WAY LINE OF VARSITY DRIVE (FORMERLY COLLEGE ROAD); RUNS THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF VARSITY DRIVE SOUTH 28 DEGREES 34 MINUTES EAST 137.69 FEET TO AN IRON STAKE; RUNS THENCE WITH THE WESTERN RIGHT-OF-WAY LINE OF VARSITY DRIVE SOUTH 35 DEGREES 04 MINUTES EAST 111.79 FEET TO AN IRON STAKE; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY LINE OF VARSITY DRIVE AND RUNNING SOUTH 17 DEGREES 54 MINUTES WEST 124.97 FEET TO AN IRON STAKE; RUNS THENCE NORTH 84 DEGREES 33 MINUTES WEST 169.81 FEET TO AN IRON STAKE IN THE PROPERTY LINE OF L.R. FRANKLIN; THENCE CONTINUING WITH THE FRANKLIN LINE NORTH 8 DEGREES 06 MINUTES WEST 99.95 FEET TO AN IRON STAKE; THENCE CONTINUING WITH THE FRANKLIN LINE NORTH 5 DEGREES 25 MINUTES WEST 100.58 FEET TO AN IRON STAKE; THENCE CONTINUING WITH THE FRANKLIN LINE NORTH 87 DEGREES 50 MINUTES WEST 134.13 FEET TO AN IRON STAKE; THENCE CONTINUING WITH THE FRANKLIN LINE NORTH 22 DEGREES 09 MINUTES WEST 122.00 FEET TO AN IRON STAKE; THENCE CONTINUING WITH THE FRANKLIN LINE NORTH 68 DEGREES 04 MINUTES WEST 205.00 FEET TO AN IRON STAKE IN THE EASTERN RIGHT-OF-WAY LINE OF CREST ROAD; RUNS THENCE WITH THE EASTERN RIGHT-OF-WAY LINE OF CREST ROAD NORTH 21 DEGREES 56 MINUTES EAST 48.36 FEET TO AN IRON STAKE; THENCE CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREST ROAD NORTH 21 DEGREES 46 MINUTES EAST 122.74 FEET TO AN IRON STAKE; THENCE LEAVING THE EASTERN RIGHT-OF-WAY LINE OF CREST ROAD AND RUNNING ALONG THE SOUTHERN BOUNDARY OF THE A.C. WELLS AND M. MOORE PROPERTY SOUTH 88 DEGREES 32 MINUTES EAST 408.27 FEET TO AN IRON STAKE THE POINT AND PLACE OF BEGINNING.