

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 5200.00

Parcel Identifier No.: 0751192290

Mail after recording to: **Grantee**

This instrument was prepared by: **Berger & Kindberg, Law, PA – 5925 Carnegie Blvd. Ste. 200, Charlotte, NC 28209.**

Brief description for the Index: 1.124 acres, more or less according to that map entitled “Final Plat Center Village Pharmacy” prepared by Al Prince & Associates, P. A. dated February 10, 2005 and recorded in Book of Maps 2005, Page 318

THIS DEED made this 21st day of July 2022 by and between:

GRANTOR	GRANTEE
GG GALLA, LLC a North Carolina , Limited Liability Company 204 Ruthwin Drive Morrisville, NC 27560 RASI, LLC a North Carolina , Limited Liability Company 2025 Giovanni Court Cary, NC 27518	KARE PARTNERS, LLC a North Carolina , Limited Liability Company Property Address: 1701 Center Street Apex, NC 27502 Mailing Address: 2675 Court Drive Gastonia, NC 28054

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

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

Submitted electronically by "Berger & Kindberg Law, PA"
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 instrument recorded in Book 15581 Page 596, Book 10631 Page 1795, Book 10552 Page 1953, Book 10552 Page 1949, Book 10391 Page 2395, Book 9990 Page 859 , Book 3924 Page 346, Book 1020 Page 623 and the Estate of Lelia S. Womble, (02-E-2228)

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 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 then the following exceptions: **Exhibit B that is attached hereto and incorporated by reference as if included herein.**

IN WITNESS WHEREOF, Grantors have caused this instrument to be signed in its name or if a company and in its company name by its duly authorized officer, the day and year first above written.

GRANTOR:

GG GALLA, LLC

By:  (SEAL)
HEMALATHA GALLA, MANAGER

GRANTOR:

RASI LLC

By: _____ (SEAL)
Raj Polavaram, Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the **HEMALATHA GALLA, MANAGER** personally appeared before me this day, on behalf of **GG GALLA, LLC** acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated.

Date: July 21, 2022

Deanna D Smith

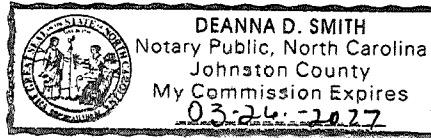
Official Signature of Notary

Deanna D Smith

Notary's printed or typed name,

(Official Seal)

My commission expires: 03/26/2027



The property hereinabove described was acquired by Grantor by instrument recorded in Book 15581 Page 596, Book 10631 Page 1795, Book 10552 Page 1953, Book 10552 Page 1949, Book 10391 Page 2395, Book 9990 Page 859 , Book 3924 Page 346, Book 1020 Page 623 and the Estate of Lelia S. Womble, (02-E-2228)

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 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 then the following exceptions: **Exhibit B that is attached hereto and incorporated by reference as if included herein.**

IN WITNESS WHEREOF, Grantors have caused this instrument to be signed in its name or if a company and in its company name by its duly authorized officer, the day and year first above written.

GRANTOR:

GG GALLA, LLC

By: _____ (SEAL)
HEMALATHA GALLA, MANAGER

GRANTOR:

RASI LLC

By: *Raj Polavaram* (SEAL)
Raj Polavaram, Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the **Raj Polavaram, Manager** personally appeared before me this day, on behalf of **RASI LLC** acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated.

Date: July 21, 2022

Elizabeth Ward Bowen

Official Signature of Notary

ELIZABETH WARD BOWEN

Notary's printed or typed name,

(Official Seal)

My commission expires: 10/8/2026

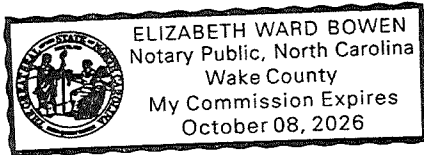


EXHIBIT A**LEGAL DESCRIPTION****TRACT 1**

BEGINNING at a new iron pipe in the northern right of way line of S.R. 1010, a dividing corner with Jonathan Vance and wife, Beverly S. Vance and John H. Seagroves Estate, and running then North 86 degrees 41 minutes 54 seconds West 46.61 feet to a pk nail in the center line of S.R. 1010 (said point being located South 86 degrees 41 minutes 54 seconds East from an existing iron pipe a distance of 65.77 feet, this being the dividing corner between Samuel E. Stewart, Sr and Claudie Lee Thorpe); thence as the center line of S.R. 1010 North 45 degrees 14 minutes 34 seconds West 171.17 feet to a p.k. nail in the center line of S.R. 1010 (said corner being located North 45 degrees 14 minutes 34 seconds West 21.4 feet from the point where the center line of S.R. 1306 intersects the center line of S.R. 1010); thence a line with John H. Seagroves Estate North 45 degrees 00 minutes East 220.57 feet to an existing iron pipe, a corner with John H. Seagroves Estate; thence a line with John H. Seagroves Estate South 44 degrees 59 minutes 11 seconds East 205.97 feet to an existing iron pipe, a corner with John H. Seagroves Estate; thence a line with John Seagroves Estate; thence a line with John Seagroves Estate South 45 degrees 00 minutes West 188.79 feet to the point and place of BEGINNING, containing 1.028 acres, according to a map and survey made by Land Surveyors, Apex, NC on February 14, 1986. This conveyance is subject to the right of way of S.R. 1010 and utility easements.

TRACT 2

BEGINNING at a point, said point being the Northeast corner of a cemetery lot as described in Book of Maps 1996, page 1730, Wake County Register of Deeds, and being N56-05-18W 1463.51 feet from N.C. Grid Monument "Pete"; thence with the Northern line of said cemetery lot S89-56-05W 155.25 feet to a point; thence with the line of RASI, L.L.C. N41-46-28E 188.25 feet to a point; thence N48-12-43W 8.89 feet to a point; thence with the new line of the Lelia W. Womble Estate property N85-52-45E 55.51 feet to a point; thence with the line of Waterford Green Subdivision S10-12-11W 132.88 feet to a point; thence S13-30-05E 19.90 feet to the point and place of BEGINNING, containing 0.324 acres, according to survey by Al Prince & Associates, P.A. dated August 12, 2003 entitled "Recombination of the Lelia S. Womble Estate Property & the RASI, LLC Property into Lot 1 RASI, LLC Property", and recorded in Book of Maps 2003, page 1496, Wake County Register of Deeds.

The two tracts above have been recombined and are now described as follows (note: the below description less and excepts the newly dedicated right of way to be added to Center Street SR 1010):

BEING all of that parcel containing 1.124 acres, more or less according to that map entitled "Final Plat Center Village Pharmacy" prepared by Al Prince & Associates, P. A. dated February 10, 2005 and recorded in Book of Maps 2005, Page 318 of the Wake County, North Carolina Register of Deeds; reference to said map is hereby made for a further and more accurate metes and bounds description.

1701 Center Street, Apex, NC 27502, PIN # 0751192290

EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of the ad valorem taxes for the current year if not paid at closing and subsequent years not yet due and payable
2. Matters which would be revealed by a current, accurate physical survey and/or inspection of the property herein conveyed (the "**Property**").
3. Easements, covenants, conditions, restrictions and other encumbrances of record in the County Public Registry (not to include, however, any monetary liens against the Property created by Grantor).
4. Rights-of-way.