

Prepared by:
Michael Lee Frazier, Esq.
2510 Countrywood Rd
Raleigh, North Carolina 27615

Return To: Grantee

Revenue Stamps: \$3,100.00
PIN Numbers: 1704016131; REID 0012512

NORTH CAROLINA SPECIAL WARRANTY DEED

Grantor states that the property conveyed herein is its primary residence..

**NORTH CAROLINA
WAKE COUNTY**

THIS SPECIAL WARRANTY DEED is made this 24th day of August, 2021 by **CAVENESS HOUSE, LLC**, a North Carolina limited liability company (“**Grantor**”), with a mailing address of 1804 Hillsborough St, Raleigh, North Carolina 27605, to **1804 Hillsborough Street, LLC**, a North Carolina limited liability company (“**Grantee**”), with a mailing address of 1804 Hillsborough St, Raleigh, NC 27605-1643.

WITNESSETH

For and in consideration of \$10.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in Wake County, North Carolina, which lots or parcels of land are more particularly described as follows (the “**Property**”):

See Exhibit A attached.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title to the Property as Grantor received, and Grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions described on **Exhibit B** attached hereto.

The designation "Grantor", and "Grantee" as used herein shall include said named parties and their respective heirs, personal representatives, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has executed this instrument, under seal, as of the day and year first above written.

CAVENESS, LLC,
a North Carolina limited liability company (SEAL)

By: *Patti Gillenwater*
Name: Patti Gillenwater
Title: Manager

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: Patti Gillenwater, Manager of Caveness House, LLC

Date: 8/24, 2021

Official Signature of Notary: *Lee Frazier*

Notary's Printed or Typed Name: LEE FRAZIER, Notary Public

My Commission Expires: 04-27-2022

(Official Seal)



**EXHIBIT A
ATTACHED TO DEED
FROM
CAVENESS HOUSE, LLC
TO
1804 HILLSBOROUGH STREET, LLC**

LEGAL DESCRIPTION

BEGINNING AT an existing iron pin set in the northern right-of-way of Hillsborough Street with grid coordinates N=741,053.69 and E= 2,100,555.29 [NAD 83(2011)]; runs thence N 28 degrees 06' 52" E 150.01 feet to an existing iron pin; runs thence S 61 degrees 54' 13" E 105.94 feet to a point in the western right-of-way of Woodburn Road; runs thence along the right-of-way of Woodburn Road S 28 degrees 07' 22" W 150.04 feet to a point in the northwestern right-of-way where Woodburn Road intersects with Hillsborough Street; runs thence along the northern right-of-way of Hillsborough Street N 61 degrees 53' 31" W 105.92 feet to THE POINT AND PLACE OF BEGINNING, and being Lot 3 and a portion of Lot 2, Block 4, Cameron Park Property as shown on a plat recorded in Book of Maps 1911, Page 9, Wake County Registry, containing 0.36 acres and being shown in a survey, dated August 4, 2021, prepared by Barry L. Scott Land Surveying entitled "Property of 1804 Hillsborough Street, LLC".

**Property Address: 1804 Hillsborough Street, Raleigh, NC 27605
Tax ID#: 0012512
PIN: 1704016131**

**EXHIBIT B
ATTACHED TO DEED
FROM
CAVENESS HOUSE, LLC
TO
1804 HILLSBOROUGH STREET, LLC**

PERMITTED EXCEPTIONS

1. 2021 ad valorem taxes, now due and payable, but not yet delinquent.
2. Zoning and other applicable federal, state and local laws and regulations.
3. Easements, covenants, conditions, restrictions, and other encumbrances of record.