

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$8,565.00
Parcel Identifier No. 0047530

Mail to: Weatherspoon & Voltz LLP, 3700 Glenwood Ave., Suite 250, Raleigh, NC 27612

This instrument was prepared by: William H. Weatherspoon, Jr., Weatherspoon & Voltz LLP, 3700 Glenwood Ave., Suite 250, Raleigh, NC 27612

Brief description for the Index: 203 N. Harrison Ave, Cary, NC

THIS DEED is made this 18th day of October, 2023, by and between:

GRANTOR

Taylor Family Investment Company, L.L.C,
a North Carolina limited liability company

P.O. Box 4328
Cary, NC 27519

GRANTEE

Town of Cary,
a North Carolina municipal corporation

P.O. Box 8005
Cary, NC 27512

All or a portion of the property herein conveyed includes or does not include the primary residence of a 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 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, in all that certain lot or parcel of land situated in Town of Cary, Wake County, North Carolina, and more particularly described as follows:

submitted electronically by "Weatherspoon & Voltz LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 11765, Page 2588, Wake County Registry.

A plat showing the above described property is recorded in Book of Maps ____, Page ____, 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:

This property is conveyed subject to ad valorem taxes for 2024 and subsequent years, and to enforceable easements, restrictions and rights of way of record.

*[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK;
SIGNATURE PAGE FOLLOWS]*

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

Taylor Family Investment Company, L.L.C.,
a North Carolina limited liability company

By: Angela T. Price
Name: Angela T. Price, Manager

STATE OF NORTH CAROLINA

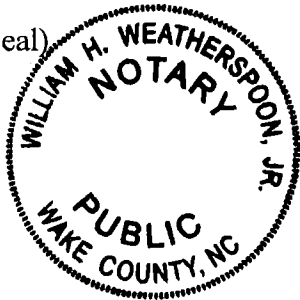
COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document for the purpose stated therein and in the capacity indicated: Angela T. Price

Date: October 17, 2023

Notary Public William H. Weatherspoon, Jr.
Printed Name: William H. Weatherspoon, Jr.

(Notarial Seal)



My Commission Expires: 3-27-2026

EXHIBIT A
PROPERTY DESCRIPTION

Property conveyed in a deed recorded in Wake County Registry of Deeds, Book 2118, Page 603 and described as follows:

BEGINNING at an iron pipe located at the southwestern intersection of Hillsboro Street and North Harrison Street in the Town of Cary and runs thence south 03 deg. 21' 18" west 95.37 feet to an iron pipe in the northern right-of-way line of the Seaboard Coastline Railway; runs thence along said northern C south 80 deg. 43' west 97.56 feet to an iron pipe and due west 207.20 feet to an iron pipe; runs thence north 07 deg. 20' east 166.68 feet to an iron pipe in the southern line of Hillsboro Street; runs thence south 78 deg. 18' east 292.88 feet to the point and place of BEGINNING, containing 0.927 acres according to map and survey of Moore, Gardner and Associates, Inc. dated November 3, 1972.

Property conveyed in a deed recorded in Wake County Registry of Deeds, Book 2326, Page 319 and described as follows:

BEGINNING at the point of intersection of the western line of North Harrison Street and the southern line of Hillsboro Street; running thence South 03° 21' 18" West 95.37 feet to the located point of BEGINNING; running thence South 03° 21' 18" West 29.56 feet to a point 40 feet northwardly, measured at right angles, from the center line of Grantor's main track; thence West, parallel to said center line, 300.32 feet; thence North, 23.50 feet; thence East, 207.20 feet; thence North 86° 22' 29" East, 95.04 feet to the located point of BEGINNING, containing 0.166 of an acre more or less and being shown on Print No. (Job No.) C-23-76, dated March 18, 1973, prepared by Moore, Gardner and Associates, Inc.

Property conveyed in a deed recorded in Wake County Registry of Deeds, Book 2234, Page 678 and described as follows:

BEGINNING at the point in the western line of that certain property conveyed from Robert Stanley Milner and wife, Caroline C. Milner to Leslie A. Taylor and wife, Lola G. Taylor, by deed dated December 7, 1972, and recorded in Book 2118, Page 603, Wake County Registry, said point being located South 7 deg. 23 min. 23 sec. West 84.71 feet as measured along the aforesaid western line of the Taylor property from the point where said line intersects the southern edge of the right of way of Hillsboro Street, said point also being located in the common boundary of the land of Leslie A Taylor and wife, and Jefferson L. Sugg and wife; thence from said point of BEGINNING due West 4.92 feet to a point; thence due South 37.95 feet to a point; thence North 07 deg. 23 min. 23 sec. East 38.27 feet to the located point of BEGINNING, and being a small triangular portion of the property of Jefferson L. Sugg as shown on plat entitled, "Leslie A Taylor and wife, Cary, N.C.", dated March 22, 1974, and prepared by Moore, Gardner & Associates, Inc., Consulting Engineers, Cary, N. C.

LESS AND EXCEPT, however, those certain tracts of land particularly described in the Deeds recorded in Book 2234, Page 679; Book 3584, Page 91; and Book 13655, Page 819, Wake County Registry, references to which are hereby made for a more particular description.