

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$1,680.00**
Parcel Identifier No. **0029888**
Verified by _____ County on the ____ day of _____, 20__ By: _____
Mail/Box to: **Grantee**
This instrument was prepared by: **City of Oaks Law**
Brief description for the Index: **1.94 Acres Little Treasures Daycare BM1997/1521**

THIS DEED made this **13** day of **October**, 20**22**, by and between

GRANTOR	GRANTEE
<p>Cupcake Properties, LLC</p> <p>a <u>North Carolina</u> limited liability company</p> <p>Mailing Address:</p> <p>141 Mickelson Ridge Drive, Raleigh, NC 27613</p>	<p>Sandhar Real Estate, LLC</p> <p>a North Carolina limited liability company</p> <p>Mailing Address:</p> <p>320 Flatrock Lane, Holly Springs, North Carolina 27540</p> <p>Property Address:</p> <p>2117 Piney Plains Road, Cary, North Carolina 27518</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, parcel of land or condominium unit situated in the City of Cary, Swift Creek Township, Wake County, North Carolina and more particularly described as follows:

Being all of that lot containing 1.94 acres as shown on that plat entitled "Little Treasures Daycare Recombination & Right-of-Way Dedication Plat" recorded in Book of Maps 1997, Page 1521, Wake County Registry.

Property Address: 2117 Piney Plains Road, Cary, North Carolina 27518
The property hereinabove described was acquired by Grantor by instrument recorded in Book 16335 Page 1469.
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 Map Book 1997 Page 1521.

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, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

Cupcake Properties, LLC

By: Jennifer Alaimo Richardson
Jennifer Alaimo Richardson

Title: President

STATE OF NORTH CAROLINA

COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that Jennifer Alaimo Richardson, President of Cupcake Properties, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed as the act and deed of Grantor.

Witness my hand and Notarial stamp or seal this 13 day of October, 2022

DEANNA M. LISTER
NOTARY PUBLIC
HARNETT COUNTY, NC
My Commission Expires 05-13-2027.

(Official Seal)

Deanna M. Lister
Notary's Official Signature

Deanna M. Lister
Notary's Printed/Typed Name, Notary Public

My Commission Expires: 05/13/2027