

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$870.00

Parcel Identifier No. 0423547

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: 213 Hillsboro Street, Cary, NC

THIS DEED is made this 11th day of December, 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 the Town of Cary, Wake County, North Carolina, and more particularly described as follows:

BEING ALL of Lot 6 as shown on a map entitled "Recombination and Exempt Subdivision Plat for Taylor Family Investment Co., LLC" by Michael E. Dickerson, PLS dated July 30, 2014 and recorded in Book of Maps 2014, Page 1027, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15071, Page 1523, Wake County Registry.

A plat showing the above described property is recorded in Book of Maps 2014, Page 1027, 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. Pace
Name: Angela T. Pace, 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. Pace.

Date: December 8, 2023

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

(Notarial Seal)

My Commission Expires: 3-27-2026

