

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,821.00
Parcel Identifier No. 0026114

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: 227 Hillsboro Street, Cary, NC

THIS DEED is made this 21st day of November, 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.

Beginning at a point, an existing iron pipe (control corner), N.C. grid coords. N: 741,969.96 E: 2,063,641.88; from said beginning point runs thence S 00°06'49" W 222.72 feet to a point cornering; runs thence S 83°30'00" W 108.16 feet to a point cornering; runs thence N 02°45'41" W 244.89 feet to a point in the southern right of way of Hillsboro Street; runs thence with the southern right of way S 85°23'43" E 120.09 feet to the point and place of beginning, containing 0.609 acres, according to a survey of 227 Hillsboro Street, Cary, prepared by WithersRavenel dated September 19, 2016.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16456, Page 724, 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 J. Pace
Name: Angela T. Pace, Manager

STATE OF NORTH CAROLINA

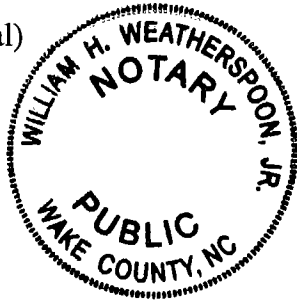
COUNTY OF WAKE

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: November 20, 2023

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

(Notarial Seal)



My Commission Expires: 3-27-2026