

The Property conveyed herein does not include the primary residence of Grantor.

The Property was acquired by Grantor by deed recorded in Book 17652, page 1689, 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Taxes for the year 2021, and subsequent years, not yet due and payable.
2. Matters shown on recorded Book of Maps 2018, Page 2309.
3. Rights of the public and the State of North Carolina, if any, to (1) lands lying below the mean high water mark, (2) lands that have been created by artificial means, (3) riparian rights; and subject also to the rights of the federal government's control over navigable waters, and public rights of access to any navigable waters.
4. Rights of others thereto entitled in and to the continued uninterrupted flow of creeks, located on the land.
5. Easement(s) to Town of Cary for utility and pipeline recorded in Map Book 2020, Pages 2124-2125.
6. Easement(s) to Progress Energy Carolinas, Inc. recorded in Book 10528, Page 357.
7. Permanent Drainage and Utility Easement recorded in Book 15565, Page 322.
8. Deed for Highway Right of Way recorded in Book 15565, Page 336.
9. Temporary Construction Easements recorded in Book 15900, Page 2221, and Book 15900, Page 2213.
10. Temporary Construction Easement recorded in Book 13637, Page 1677.
11. Matters shown on recorded Book of Maps 2016, Pages 1545-1546.
12. Matters affecting title that would be disclosed by an accurate and complete survey of the land.

[signatures on following page]

IN WITNESS WHEREOF, Grantor has hereto set its hand and seal the day and year first above written.

Alston Land Partners, LLC,
a North Carolina limited liability company (Seal)

By: [Signature] (Seal)
W. Kyle Groves, Manager

STATE OF NORTH CAROLINA :
COUNTY OF WAKE :

I, the undersigned Notary Public, certify that W. Kyle Groves, Manager of Alston Land Partners, LLC, a North Carolina limited liability company personally came before me this day and acknowledged the execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 16 day of July, 2021.

[Signature]
Notary Public

My Commission expires: _____
AFFIX SEAL

