

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$1,850.00

PIN # 0784519136

Parcel ID # 0098180

Mail/Box to: GRANTEE

This instrument was prepared by: Hilton Silvers & McClanahan Law, PLLC, 7320 Six Forks Road, Suite 100, Raleigh, NC 27615 (Without Benefit of Title Exam/Tax Advice)

Brief description for Index: Lot 1 Prop of H G Bolick

THIS DEED made this 3rd day of March 2022, by and between:

GRANTOR

**William P.D. Wynne and spouse,
Eileen Korbak Wynne**

GRANTEE

**Western Blvd Townhomes LLC, a limited liability
company**
Property Address:
5009 Western Boulevard
Raleigh, NC 27606

S.F.

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 or parcel of land situated in Wake County, North Carolina and more particularly described as:

PLEASE SEE THE ATTACHED EXHIBIT A LEGAL DESCRIPTION FOR REFERENCE.

The property described above was acquired by Grantor by instrument recorded in Book 8489, Page 1735.
A map showing the above described property is recorded in Book of Maps 1976, Page 340.

All or a portion of the property conveyed is/ is not a principal residence of the Grantor.

Submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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.

Grantor covenants with 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 the day and year written above.

William P.D. Wynne (SEAL)
William P.D. Wynne

Eileen Korbak Wynne (SEAL)
Eileen Korbak Wynne

STATE OF North Carolina COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a NCDL and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **William P.D. Wynne and Eileen Korbak Wynne**

Date: March 3 2022
(Official Seal)

Karen L Barlow
Printed Name: KAREN L BARLOW

My commission expires: 10-16-2026

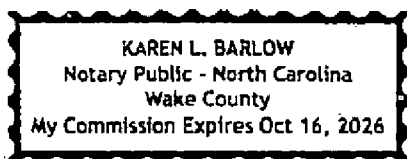


Exhibit A

BEING all of Lot 1 as shown on that plat entitled "Final Plat Subdivision of the Property of Mr. & Mrs. H. G. Bolick" recorded in Book of Maps 1976, at Page 340, Wake County Registry, Along with the rights under that certain Deed of Easement for Private Access Road and Temporary Construction Purposes recorded in Book 16903, Page 1133, Wake County Registry and as shown on that map of Bolick Park recorded in Book of Maps 2017, Pages 1665 and 1666, Wake County Registry.