

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,400.00

Parcel Identifier No. 29020 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Hervey & Hervey, PA (without title examination)

Brief description for the Index: 607 – 609 East Chatham Street, Cary, NC

THIS DEED made this 27th day of September 2022, by and between

GRANTOR	GRANTEE
<p>Joseph R. Harrison and wife, Stephanie A. Harrison</p> <p>3540 Bainford Drive Fuquay-Varina, North Carolina 27526</p>	<p>607 EAST, LLC, a North Carolina limited liability company</p> <p>701 East Chatham Street, Suite 201 Cary, North Carolina 27511</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 lots or parcels of land situated in WAKE COUNTY, North Carolina and more particularly described as follows:

SEE EXHIBIT A

The property described above was acquired by instrument recorded in Book 18939, Page 1258, Wake County Registry.

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

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, other than the following exceptions:

- 1) Ad Valorem taxes for the current year and subsequent years.
- 2) All easements, covenants, and restrictions of record.
- 3) Zoning regulations and ordinances.

SIGNATURE PAGE TO FOLLOW

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

Joseph R. Harrison
Joseph R. Harrison

Stephanie A. Harrison
Stephanie A. Harrison

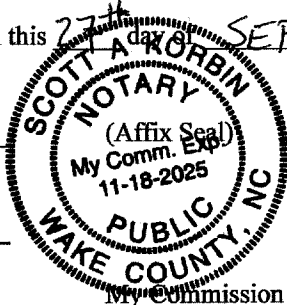
State of NC
County of WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the forgoing instruments for the purposes therein expressed: **Joseph R. Harrison and Stephanie A. Harrison**

Witness my hand and Notarial stamp or seal this 27th day of SEPTEMBER, 2022.

Scott A. Korbin
Notary Public

SCOTT A. KORBIN
Notary's Printed or Typed Name



My Commission Expires: 11-18-2025

EXHIBIT A – LEGAL DESCRIPTION

BEING all of Lots numbered 23, 24, 28, 29 and 30 of the property of “Waylon Cooper Subdivision” according to a map recorded in Book of Maps 1960, Page 65, Wake County Registry.

LESS AND EXCEPT PROPERTY CONVEYED BY DEED RECORDED IN BOOK 15524, PAGE 1955, WAKE COUNTY REGISTRY.

GRANTOR FURTHER CONVEYS WITHOUT WARRANTY OF TITLE:

Commencing at a ½ inch existing iron pipe with NC Grid Coordinates NAD 83 (2011) North 743407.457' East 2069433.165'; thence running South 01°27'28" West 187.54 feet to a magnetic nail set along the right of way of East Chatham Street; thence running along East Chatham Street South 75°24'10" West 161.06 feet to a magnetic nail set and being the POINT AND PLACE OF BEGINNING; thence running South 75°24'10" West 256.62 feet to an iron pipe set; thence running North 01°51'01" East 324.06 feet to an iron pipe set; thence South 89°19'16" East 37.87 feet to an iron pipe set; thence South 87°16'24" East 134.08 feet to an iron pipe set; thence South 85°58'52" East 49.87 feet to an iron pipe set; thence South 15°18'56" East 245 feet to a computed corner; thence South 74°36'32" West 48.73 feet to a computed corner; thence South 14°40'17" East 116.46 feet to a magnetic nail set along East Chatham Street and being the POINT AND PLACE OF BEGINNING and being Lots 23, 24, 28, 29 and 30, containing 1.5653 acres as shown on that survey entitled “Survey For: Curtis Westbrook Waylon Cooper Tracts 23-30” performed by Cooper and Associates and dated September 22, 2022.