

*Prepared by: Alexander R. Atchison
Young, Moore and Henderson, P.A.
3101 Glenwood Avenue, Suite 200
Raleigh, North Carolina 27612
Prepared without benefit of title examination or closing.*

*Return to and Tax Notices to be mailed to:

Carpenter Fire Station Road, LLC
2 Saddleback Cove
Travelers Rest, South Carolina 29423*

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

Real Estate ID No. 0013682
Parcel Identification No. 0735654158
Excise Tax: \$11,200.00

NORTH CAROLINA

WAKE COUNTY

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS NORTH CAROLINA SPECIAL WARRANTY DEED, made this 4th day of April, 2022, by and between

VETERINARY REFERRAL CENTER, LLC,
a North Carolina limited liability company
204 Whitcomb Lane
Cary, North Carolina 27518..... hereinafter called Grantor,

and

CARPENTER FIRE STATION ROAD, LLC,
a South Carolina limited liability company
2 Saddleback Cove
Travelers Rest, South Carolina. 29423..... hereinafter called Grantee.

WITNESSETH:

The designation Grantor and Grantee used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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 of that certain lot or parcel of land lying in Cary Township, Wake County, North Carolina more particularly described on Exhibit A and incorporated herein by reference. This conveyance is made as part of an IRC § 1031 Tax-Deferred Exchange.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land more particularly described on Exhibit A and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

1. SUBJECT to 2022 ad valorem taxes; and
2. SUBJECT to all restrictions, reservations, easements, covenants, oil, gas or mineral rights, and rights-of-way of record, if any.

[Remainder of page intentionally blank. Signatures on following page(s).]

IN WITNESS WHEREOF, the Grantor has executed this instrument in manner and form so as to be binding the day and year first above set forth.

VETERINARY REFERRAL CENTER, LLC
a North Carolina limited liability company (SEAL)

By: Jack G. Gallagher (SEAL)
Jack G. Gallagher, Manager

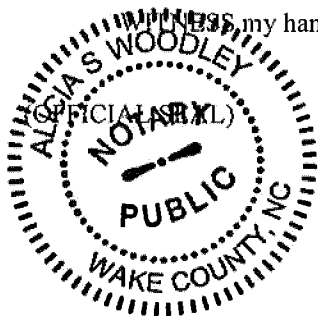
STATE OF North Carolina

COUNTY OF Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Jack G. Gallagher, Manager
VETERINARY REFERRAL CENTER, LLC
a North Carolina limited liability company

Witness, my hand and official seal this 1st day of April, 2022.



Alicia S. Woodley

Notary Public Alicia S. Woodley
(type or print name)

My commission expires: 4/28/25

EXHIBIT A

to that

NORTH CAROLINA SPECIAL WARRANTY DEED

by and between

**VETERINARY REFERRAL CENTER, LLC,
A North Carolina limited liability company, as Grantor;**

and

**CARPENTER FIRE STATION ROAD, LLC,
A South Carolina limited liability company, as Grantee**

LEGAL DESCRIPTION

Wake County Real Estate ID No. 0013682

Parcel Identification No. 0735654158

Exhibit "A"

BING that certain parcel of land containing 5.35 acres, more or less, as set forth as Parcel 1A on that map prepared by William O. Yates, NCRES #L-1387, entitled "Property Subdivision for Pressie Cobb Heirs", said map being dated January 4, 1996 and recorded in Book of Maps 1996, Page 199, Wake County Registry, to which map reference is made for a more full and complete metes and bounds description for said parcel of land.

Deed Reference: Book 15836 at Page 2230, Wake County Registry.

Street Address: 6910 Carpenter Fire Station Road, Cary, North Carolina 27519