

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: **\$5,000.00**

Parcel Nos: **0150850**

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**E-Filing Certificate** Submitted electronically by Barringer Sasser, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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This instrument was prepared by and should please be mailed to:

**Barringer Sasser, LLP**

**PO Box 5566**

**Cary, NC 27512**

Brief description for the Index: **Portion of Tract B, Center 54, BM1983, Pg 881, WCR**

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THIS DEED made this 31 day of May, 2022, by and between

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GRANTOR	GRANTEE
<p><b>919 ACG, LLC, a North Carolina limited liability company</b></p> <p><i>701 East Chatham Street, Suite 201 Cary, North Carolina 27511</i></p>	<p><b>Center 54 Partners, LLC, a North Carolina limited liability company</b></p> <p><i>8322 Chapel Hill Road Cary, North Carolina 27513</i></p>

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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 of its right, title and interest in that certain lot or parcel of land (the "Subject Property") situated in the Town of Cary, Cary Township, Wake County, North Carolina and more particularly described as follows:

**See Exhibit A attached hereto and herein incorporated by reference.**

The Subject Property hereinabove described is part of the property that was acquired by Grantor by instruments recorded in Book 14383, Page 863, in the Wake County Registry.

A map of the Subject Property is recorded in Book of Maps 1983, Page 881, in the Wake County Registry.

No portion of the property herein conveyed includes the primary residence of 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. The lien of ad valorem property taxes for the year 2022 and thereafter;
2. All easements, rights of way and restrictions of record.

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*Signature and notary block found on the following page.*

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

GRANTOR:

919 ACG, LLC, a North Carolina limited liability company

By: [Signature]  
William Curtis Westbrook, Sr., Member/Manager

State of North Carolina - County of Wake

I, a Notary Public of Wake County, North Carolina, hereby certify that William Curtis Westbrook, Sr., known to me or proved on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged that he is the Member/Manager of 919 ACG, LLC, a North Carolina limited liability company, and further acknowledged the due and voluntary execution of the foregoing instrument on behalf of the said limited liability company for the purposes stated therein.

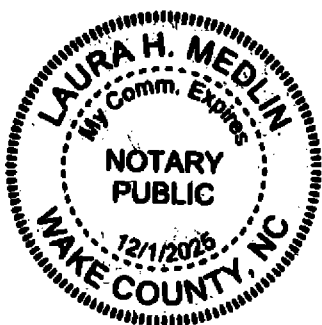
Witness my hand and Notarial stamp or seal this 31 day of May, 2022.

[Signature]  
Signature of Notary Public

[NOTARY SEAL OR STAMP]

Laura H. Medlin  
Notary's Printed or Typed Name

My Commission Expires: 12/1/2025



**Exhibit A****Legal Description 8322 Chapel Hill Road**

**Property Description:** All that certain lot or parcel of land situated in the Town of Cary, Cary Township, Wake County, North Carolina and more particularly described as follows:

**BEGINNING** at an existing iron stake located in a northern right-of-way line of N.C. Highway 54 said stake being the southwest corner of Tract B, Book of Maps 1983, Page 881, and the southeast corner of the Lindsey Moore property; thence North 01 degree 04 minutes 25 seconds West 154.03 feet to an iron pipe; thence along a new line through Tract B of the above referenced Book of Maps, North 54 degrees 33 minutes 31 seconds East 233.13 feet to a point in the western right-of-way line of Johnson Street (formerly Bowden Drive); thence South 35 degrees 53 minutes 13 seconds East 44.41 feet to a point; thence in a southerly direction along the former western line of Johnson Street (formerly Bowden Drive) as it curves in a southwesterly direction of a radius equal to 133.14 feet for a length of 164.62 feet to a point; thence South 34 degrees 48 minutes 43 seconds West 68.95 feet to a point in a northern right-of-way line of N.C. Highway 54, said point being the southeast corner of Tract B of the above referenced recorded Book of Maps; thence along the northern right-of-way line of N.C. Highway 54, South 76 degrees 25 minutes 03 seconds West 180.00 feet to the POINT AND PLACE OF BEGINNING, and containing a portion of Tract B, Book of Maps 1983, Page 881, Wake County Registry.