

Submitted electronically by The Peck Law Firm, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$3,600.00

Parcel Identifier No. 0774-32-4971; REID 0240329, Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (This instrument was prepared by Leigh Vancil, a licensed NC attorney.)

Closing Counsel: The Peck Law Firm, P.A. (Title Insurance by Investor's Title Insurance)

Brief description for the Index: Lot 1, Trinity Office Park, Book of Maps 1997, Page 2139

THIS DEED made this 17<sup>th</sup> day of March, 2022, by and between

GRANTOR	GRANTEE
TTS NC LLC, a North Carolina limited liability company	TTS Group RHC, LLC, a North Carolina limited liability company
ADDRESS: 1328 Queensferry Road Cary, NC 27511	ADDRESS: 901 Trinity Road Raleigh, NC 27607

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 follows:

Lying and being in Wake County, North Carolina, and more particularly described as follows:

BEING all of Lot 1, Trinity Office Park, as shown on plat of survey recorded in Book of Maps 1997, Page 2139, Wake County Registry;

TOGETHER WITH the easement for ingress and egress benefiting such parcel contained in that certain Access Easement Agreement recorded in Book 7953, Page 880, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14790, Page 2149, Wake County Registry.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Book of Maps 1997, Page 2139, 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, other than the following exceptions:

- 1. 2022 ad valorem taxes;
- 2. Zoning ordinances affecting the property;
- 3. Utility easements and recorded covenants, conditions, and restrictions; and
- 4. Matters shown on recorded plats and matters that would be revealed by a current survey.

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

TTS NC LLC (SEAL)

By: [Signature]  
John Naramore, Member-Manager

By: [Signature]  
Kelli Naramore, Member-Manager

STATE OF NORTH CAROLINA  
COUNTY OF Orange

I, Leigh Vancil, the undersigned, a Notary Public of the County and State aforesaid, certify that JOHN NARAMORE and KELLI NARAMORE personally appeared before me this day and having been duly sworn acknowledged the execution of the foregoing instrument on behalf of TTS NC LLC, in the capacity indicated above, having first been fully authorized by the LLC to do so. Witness my hand and official stamp or seal, this day March 29, 2022.

[Signature]  
Notary Public  
My Commission Expires: 9-14-25

