

Prepared by: Chadwick I. McCullen
Young, Moore and Henderson, P.A.
Post Office Box 31627
Raleigh, North Carolina 27622
Prepared without benefit of title examination or closing.

Return to and Tax Notices to be mailed to:

Legacy Apex, LLC
c/o Goldberg Companies, Inc.
25101 Chagrin Boulevard, Suite 300
Beachwood, Ohio 44122

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

Real Estate ID No. 0048933
Excise Tax: \$2,225.00

NORTH CAROLINA

WAKE COUNTY

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS NORTH CAROLINA SPECIAL WARRANTY DEED, made this 7th day of December, 2021, by and between

JOHN WILLIAM LONG and wife,
FAYE CROTTS LONG
314 NC Highway 751
Apex, North Carolina 27523hereinafter called Grantors,

and

LEGACY APEX, LLC,
a North Carolina limited liability company
25101 Chagrin Boulevard, Suite 300
Beachwood, Ohio 44122hereinafter 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 the City of Apex, Wake County, North Carolina conveyed to Grantor in deed recorded in Book 2070, Page 631, Wake County Registry, and more particularly described on Exhibit A and incorporated herein by reference.

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 2021 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.

John William Long (SEAL)
JOHN WILLIAM LONG

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:

JOHN WILLIAM LONG

WITNESS my hand and official seal this 1st day of December, 2021.

(OFFICIAL SEAL)

JESSICA BETH DRY
NOTARY PUBLIC
JOHNSTON COUNTY, N.C.
My Commission Expires 9-22-2024.

Jessica Beth Dry
Notary Public Jessica Beth Dry
(type or print name)

My commission expires: 22nd September 2024

Faye Crotts Long (SEAL)
FAYE CROTTS LONG

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 she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

FAYE CROTTS LONG

WITNESS my hand and official seal this 1st day of December, 2021.

(OFFICIAL SEAL)

JESSICA BETH DRY
NOTARY PUBLIC
JOHNSTON COUNTY, N.C.
My Commission Expires 9-22-2024.

Jessica Beth Dry
Notary Public Jessica Beth Dry
(type or print name)

My commission expires: 22nd September 2024

EXHIBIT A

to that

NORTH CAROLINA SPECIAL WARRANTY DEED

by and between

**JOHN WILLIAM LONG and wife,
FAYE CROTTS LONG, as Grantors;**

and

**LEGACY APEX, LLC,
A North Carolina limited liability company, as Grantee**

LEGAL DESCRIPTION

Wake County Real Estate ID No. 0048933

BEGINNING at an iron tie rod, it being the Southeast corner for the John W. Luther Heirs in the line of Sylvia Wester, runs thence South 88 degrees 56 minutes 14 seconds East with said Luther 508.86 feet to an iron stake in the West right of way line of the new location of the Norfolk and Southern Railroad; thence with the West right of way line of Norfolk and Southern Railroad South 4 degrees 54 minutes 31 seconds East 717.81 feet and South 04 degrees 34 minutes 37 seconds East 99.12 feet to a stake at the beginning of a curve; thence continuing with said right of way as it curves slightly to the right a radius of 2814.96 feet for a distance of 257.5 feet to a stake, the Northeast corner of Tract B of map hereinafter referred to; thence South 83 degrees 12 minutes 25 seconds West along North line of Tract B 625.42 feet to a stake, common corner for Sylvia Wester, Louis C. Smith and Tract B; thence with said Wester's East line North 1 degree 42 minutes 8 seconds East 1185.21 feet to the BEGINNING, containing 15 acres and being all of Tract C, according to map entitled "Property of Louis C. Smith, formerly T. Lacy Williams", by Smith and Smith, Surveyors, dated December 16, 1970.

Deed Reference: Book 2070 at Page 631, Wake County Registry.

Street Address: 0 Olive Chapel Road, Apex, North Carolina 27502