

*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. 0075719  
Excise Tax: \$10,990.00

NORTH CAROLINA

WAKE COUNTY

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS NORTH CAROLINA SPECIAL WARRANTY DEED, made this 1<sup>th</sup> day of December, 2021, by and between

**DEANNA'S DOWRY LLC,**  
a North Carolina limited liability company  
10203 Maremont Circle  
Henrico, VA 23238..... hereinafter called Grantor,

and

**LEGACY APEX, LLC,**  
a North Carolina limited liability company  
25101 Chagrin Boulevard, Suite 300  
Beachwood, Ohio 44122..... hereinafter called Grantee.

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

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 13139, Page 920, 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.

DEANNAS' DOWRY LLC  
A North Carolina limited liability company (SEAL)

By:  (SEAL)  
Edward A. Bradshaw, Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

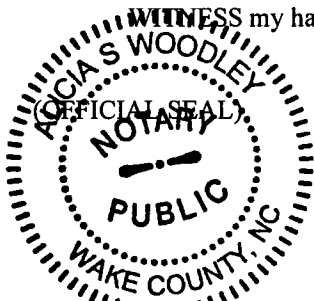
I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a Driver's License
- A credible witness has sworn to the identity of the principal(s); and

acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Edward A. Bradshaw, Manager  
DEANNA'S DOWRY LLC,  
A North Carolina Limited Liability Company

WITNESS my hand and official seal this 3rd day of December, 2021.



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

My commission expires: 4/28/2025

**EXHIBIT A**

to that

**NORTH CAROLINA SPECIAL WARRANTY DEED**

by and between

**DEANNA'S DOWRY LLC**

A North Carolina limited liability company, as Grantor;

and

**LEGACY APEX, LLC,**

A North Carolina limited liability company, as Grantee

**LEGAL DESCRIPTION**

Wake County Real Estate ID No. 0075719

**BEGINNING** at an iron pipe set in the Northeast corner of the easement to Lawson Lane and the western corner of a fence that runs alongside U.S. Highway 64; runs thence North 87° 10' 55" East 200.06' along a fence that borders Highway 64 to an existing iron pipe at the Northwest corner of a 60' access easement; runs thence South 04° 50' 30" West 150.89 feet to an existing iron pipe; runs thence South 87° 09' 45" West 69.70 feet to an existing iron pipe; runs thence South 04° 51' 37" West 199.91 feet to an existing iron pipe; runs thence North 87° 08' 08" East

199.89 feet to an existing iron pipe; runs thence North 04° 54' 36" East 199.84 feet to an existing iron pipe; runs thence South 87° 09' 45" West 69.81 feet to an existing iron pipe at the Southeast corner of the 60' access easement; thence North 04° 50' 30" East 150.87 feet to an existing iron pipe at the Northeast corner of the 60' access easement and Highway 64; runs thence North 87° 10' 55" East 829.08 feet along a fence that borders Highway 64 to an existing iron pipe; runs thence South 05° 49' 53" West 973.79 feet primarily along the western property line of William F. Houston to an existing iron pipe; runs thence South 06° 09' 54" West 417.16 feet along the western property line of Stuart F. Graydon, Jr. to an existing iron pipe; runs thence South 05° 54' 04" West 1184.26 feet along the western property line of John William Long to an existing iron pipe; runs thence North 83° 57' 05" West 773.50 feet along the northern property lines of John M. Clement, John M. Clement, Jr. and Martha S. Clement to an existing iron pipe; runs thence North 04° 50' 30" East 2447.95 feet along the eastern property lines of R.L. Goodwin Heirs and Calvin Lee Goodwin and the easement to Lawson Lane to an iron pipe set, the point and place of **BEGINNING**, containing 45.06017 acres according to map and survey by Niall Gillespie, P.L.S., Land Surveying, dated July 19, 2004, and recorded in Book 2004, Page 1409, Wake County Registry.

Deed Reference: Book 13139 at Page 920, Wake County Registry.

Street Address: 0 US 64 Highway West, Apex, North Carolina 27523