

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 include the primary residence of the Grantor.

Real Estate ID No. 0091622
Excise Tax: \$930.00

NORTH CAROLINA

WAKE COUNTY

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS NORTH CAROLINA SPECIAL WARRANTY DEED, made this 14 day of December, 2021, by and between

JOEL BOND and wife,
CRISTIANE BOND
3609 US Hwy 64 West
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.

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 Book 12965, Page 1376, 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.

Joel Bond (SEAL)
JOEL BOND

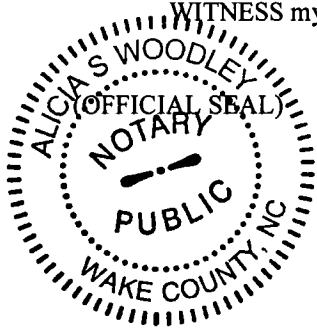
STATE OF North Carolina

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:

JOEL BOND

WITNESS my hand and official seal this 16th day of December, 2021.



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

My commission expires: 4/28/2025

Cristiane Bond (SEAL)
CRISTIANE BOND

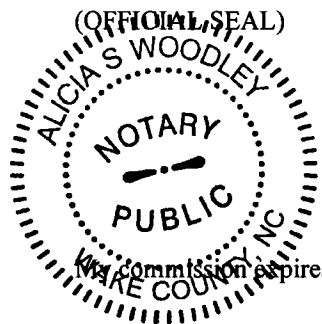
STATE OF North Carolina

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:

CRISTIANE BOND

WITNESS my hand and official seal this 01 day of December, 2021.



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

EXHIBIT A

to that

NORTH CAROLINA SPECIAL WARRANTY DEED

by and between

JOEL BOND and wife,
CRISTIANE BOND, as Grantors;

and

LEGACY APEX, LLC,
An Ohio limited liability company, as Grantee

LEGAL DESCRIPTION

Wake County Real Estate ID No. 0091622

BEGINNING at an iron stake, a new corner in the propeprty of Sylvia G. Wester, said stake being located North 87 deg. 09' 0" East 130.53 feet from a stake in the western boundary of Tract 2 of the Sylvia G. Wester property according to the deed recorded in Book 1857, Page 538, Wake County Registry, said stake in the western boundary of Sylvia G. Wester being located South 4 deg. 50' 30" West 339.01 feet from an iron stake at the northwest corner of Tract 2 of the property above referred to; runs thence from the point of beginning, along a new line for Sylvia G. Wester North 87 deg. 09' East 200 feet to an iron stake, another new corner for Sylvia G. Wester; runs thence South 04 deg. 50' 30" West 200 feet to a stake, another new corner for Sylvia G. Wester; runs thence south 87 deg 09' West 200 feet to an iron stake, another new corner for Sylvia G. Wester; runs thence North 4 deg. 50' 30" East 200 feet to the point and place of BEGINNING, and being the same property described in a survey prepared by Smith and Smith Apex, NC entitled Property of Sylvia G. Wester, dated October 4, 1974, and said to contain .910 acres.

The Grantors herein also convey the following described easement for purposes of ingress and egress to the above described parcel, said easement being appurtenant to the above-described parcel and running with the title to the land being more particularly described as follows:

BEGINNING at a point in the northern boundary of the herein above described tract at a point which is located North 87 deg. 09' East 69.73 feet from the point of beginning of said described tract; runs thence North 04 deg. 50' 30" East 171.24 feet to the point in the southern right of way of U.S. Highway 64; runs thence along the right of way of U.S. Highway 64 northeasterly a distance of approximately 60.54 feet to a point; runs thence South 4 deg. 50' 30" West 171.24 feet to a point in the northern boundary of the herein above described tract; runs thence South 87 deg. 09' West 60.54 feet along said tract to the point and place of BEGINNING, according to survey by Smith and Smith hereinabove referred to.

Save and except that 50 foot strip of the Easement conveyed to the Department of Transportation in Book 5490, Page 613, Wake County Registry.

Deed Reference: Book 12965 at Page 1376, Wake County Registry.

Street Address: 3609 US 64 Highway West, Apex, North Carolina, 27523