

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. **0742316199**

Verified by Wake County on the ____ day of _____, 2023

By: _____

Mail after recording to Luft Tumlin PLLC, PO Box 41111, Greensboro, NC 27404This instrument was prepared by: Ryan S. Luft (without title examination)Brief description for the Index: 202 W Chatham Street

THIS DEED made this ____ day of April 2023, by and between

GRANTOR	GRANTEE
Jamie C. Rohrbauck	Reader Properties LLC
Mailing Address:	Mailing Address:
57 Folkstone Drive Greensboro NC 27403	202 W Chatham Street Apex, NC 27502-1848
This property does not include the principal residence of the Grantors.	This property does not include the principal residence of the Grantee.

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 requires 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, the following:

All that certain parcel of land situate in the City of Apex, County of Wake and State of North Carolina bounded and described as follows: BEGINNING at an existing iron pipe in the line of West Chatham Street, 0.07 miles from the intersection of West Chatham Street and Salem Street in Apex, North Carolina; runs thence with the West Chatham Street right of way North 64 degrees 30 minutes West 61.97 feet to an existing iron pipe, the southeasternmost corner of property owned by Karla S. Gertis (now or formerly); runs thence with said Gertis' line North 27 degrees 11 minutes 13 seconds East 161.40 feet to an existing iron pipe, a common corner with property owned by Town of Apex (now or formerly); runs thence with the line of Town of Apex South 64 degrees 07 minutes 42 seconds East 61.44 feet to an existing iron pipe, the northwesternmost corner of property owned by D.J. & B.M. Romano (now or formerly); runs thence with said Romano's line South 27 degrees 00 minutes 10 seconds West 160.98 feet to an existing iron pipe in the line of West Chatham Street, the point and place of BEGINNING, and as shown on that survey entitled "Survey for Matthew T. Rohrbauck and Jamie C. Rohrbauck," prepared by Al Prince & Associates, P.A. on November 12, 2010.

Tax id#: 0742316199

The property hereinabove was acquired by Grantor by instrument recorded in Book 017410, Page 01623.

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 Grantors covenant with the Grantee, that Grantors have done nothing to impair such title as Grantors received, and Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights-of-way of record, and ad valorem taxes for the current year.

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

Individual(s)

Jamie C. Rohrbauck (SEAL)
JAMIE C. ROHRBAUCK

ANN R. BROWN
Notary Public
Guilford Co., North Carolina
My Commission Expires Dec. 60, 2023

State of North Carolina – County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that JAMIE C. ROHRBAUCK personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this 3 day of May, 2023.

My Commission Expires: 12/9/2023

Ann R. Brown
Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for Wake County

By _____ Deputy/Assistant Register of Deeds