

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$14,000.00

Parcel Identifier No.0164063, 0288192, 0229625 Verified by _____ County on the ____ day of _____, 20
By: _____

Mail/Box to:Grantee: 167 E. Chatham Street, Suite 300, Cary, NC 27511

This instrument was prepared by :Elizabeth W. Newman, Attorney at Law, 304 E. Jones Street, Raleigh, NC 27601

Brief description for the Index: 1632 Center Street, Lots 1 and 2 Crown Pointe BM 2000/1622

THIS DEED made this 21 day of FEBRUARY, 2025, by and between

GRANTOR

GRANTEE

Calvary Chapel Cary, Inc.
A North Carolina non-profit corporation
1600 Center Street
Apex, NC 27502

LIWSP Apex, LLC
a North Carolina limited liability company
167 E. Chatham Street, Suite 300
Cary, NC 27511

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Apex, White Oak Township, Wake County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12318, page 1289 and Book 12318, page 1272.

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

A map showing the above described property is recorded in Plat Book 2000, page 1622.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1. See Exhibit B attached hereto and incorporated herein by reference

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

Calvary Chapel Cary, Inc. _____ (SEAL)

By: Rodney Finch (Entity Name) _____ Print/Type Name: _____

Print/Type Name & Title: Rodney Finch, Pastor and President _____ (SEAL)

Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.


My Commission Expires: _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

State of NC - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that _____
Rodney Finch personally came before me this day and acknowledged that he is the Pastor and President of Calvary

Chapel Cary, Inc., a North Carolina or _____ non-profit _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 21 day of February, 2025

My Commission Expires: 2-19-2028
(Affix Seal)


Elizabeth Newman Notary Public
Notary's Printed or Typed Name

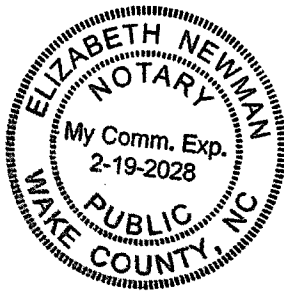


Exhibit A

- 1) REID: 0164063
PIN# 0751098189

Add: 1632 Center Street, Apex, NC 27502

BEGINNING at an iron pipe in the southern right-of-way of SR 1010, located 299.90 feet from the southwest corner of the intersection of SR 1010 and SR 1306; thence South 48 degrees 53 minutes 07 seconds East 99.93 feet to an iron pipe; thence South 46 degrees 26 minutes 42 seconds East 199.97 feet to an iron pipe, located in the southwest corner of the intersection of SR 1010 and SR 1306; thence South 19 degrees 12 minutes 58 seconds West 93.71 feet to an iron pipe; thence North 87 degrees West 405.73 feet to an iron pipe; thence North 38 degrees 33 minutes 38 seconds East 346.20 feet to the point and place of BEGINNING; and BEING the property of Alan Wentworth Smith according to a survey dated August 2, 1991 by Kenneth Close Inc.

- 2) REID: 0288192
PIN#0751090469

Add: 0 Investment Blvd, Apex, NC 27502

BEING all of Lot 1 containing 3.975 acres as shown on that minor subdivision plat of Crown Pointe, as recorded in Book 2000, Page 1622, Wake County Registry.

- 3) REID: 0229625
PIN# 0751095341

Add: 1600 Center Street, Apex, NC 27602

BEING all of Lot 2 containing 4.223 acres as shown on that minor subdivision plat of Crown Pointe, as recorded in Book 2000, Page 1622, Wake County Registry.

Exhibit B
Permitted Exceptions

1. Taxes, if any, for year 2025 and thereafter, which are not yet due and payable;
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Book of Maps 2000, Page 1622; Book of Maps 1997, Page 300 and Book of Maps 1997, Page 1588, Wake County Registry;
3. Easement to Southern Bell recorded in Book 497, Page 389 and Book 1018, Page 113, Wake County Registry;
4. Easement to American Telephone recorded in Book 901, Page 679, Wake County Registry;
5. Easement(s) to Carolina Power and Light Company recorded in Book 1051, Page 213 and Book 8083, Page 1151, Wake County Registry;
6. Easements to BellSouth Telecommunications recorded in Book 8357, Page 749, Wake County Registry;
7. Any encroachments, overlaps, boundary line disputes, easements, measurements, variations in area or content, party walls or other facts which a correct survey and inspection of the premises would show.