

BOOK: 019083 PAGE: 00551 - 00557

Space Above This Line Left Blank For Recording
Data Pursuant to N.C.G.S. § 161-14(b)(2)File No. 223151N1
Deed (General Warranty)

GENERAL WARRANTY DEED

Space Below for E-Recording Submitter Statement Pursuant to N.C.G.S. § 47-14(a1)(5):

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

Excise Tax:	\$0.00
PIN/PID:	1702247203
N.C.G.S. § 105-317.2:	The property ____ does X does not include the primary residence of a grantor.
Return to:	Grantee
This instrument was prepared by:	Sterling Law (This deed is prepared without tax advice or title examination) Raleigh Branch 3700 Glenwood Avenue, Suite 350 Raleigh, North Carolina 27612
Brief Description:	Lot 3054, Renaissance Park

THIS DEED is made this 8th day of July 2022 by and between:

Grantor:	Grantee:
<u>STERLING PROPERTIES LIMITED COMPANY, a</u> <u>Virginia Limited Liability Company</u> 3725 National Drive, Ste 125A Raleigh, NC 27612	<u>STERLING INVESTMENT PROPERTIES LIMITED</u> <u>COMPANY, a Virginia Limited Liability Company</u> 3725 National Drive, Suite 125A Raleigh, NC 27612

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, and conveys unto Grantee in fee simple and with general warranty of title, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property:

SEE EXHIBIT A, ATTACHED AND MADE PART HERETO

For title reference see Deed Book 17113, Page 973, Wake County Register of Deeds;

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any;

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever;

And each undersigned signer as or for Grantor hereby expressly warrants that said signer is duly authorized to execute, sign, and deliver this deed, that all persons may rely on this representation, and no person need further inquire into the authority of the signer;

And all references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context;

And this Deed may be signed in one or more counterparts which, when assembled, shall constitute one original and valid Deed for recordation;

This Deed is executed and recorded to reflect that Sterling Properties Limited Company has amended its name to Sterling Investment Properties Limited Company as shown by the Certificate of Amendment duly registered with the office of the Virginia State Corporation Commission, and attached hereto as Exhibit B;

This conveyance is made subject to the following Exceptions and Reservations:

1. Taxes or assessments for the year 2022, and subsequent years, not yet due and payable;
2. All easements, restrictions, covenants, and rights of way of record;

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

[SIGNATURE(S) TO FOLLOW]

STERLING PROPERTIES LIMITED COMPANY, a Virginia Limited Liability Company, now known as Sterling Investment Properties Limited Company

By:

Nathan G. Zaleski, Member-Manager
(SEAL)
Nathan G. Zaleski, Member-Manager

County: Wake
State: North Carolina

I, a notary public, certify that Nathan G. Zaleski, Member-Manager of STERLING PROPERTIES LIMITED COMPANY, a Virginia Limited Liability Company personally appeared before me this day, acknowledging to me that s/he signed the foregoing Deed.

Megan L. Mitchell
Official Signature of Notary

Date: 7/8/22

Official Notarial Seal:
(Ink seals only. No
embossed seals.)

Megan L. Mitchell
Notary's Printed or Typed Name

My Commission Expires: 2/4/27

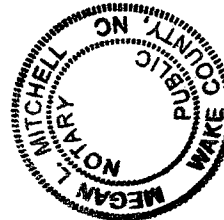


EXHIBIT A
LEGAL DESCRIPTION

Lot 3054, Renaissance Park, Phase 11 as the same is duly shown on the plat recorded at Book of Maps 2013, Pages 984-985, Wake County Register of Deeds.

EXHIBIT B
to follow

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

AT RICHMOND, MARCH 7, 2019

The State Corporation Commission has found the accompanying articles submitted on behalf of

Sterling Investment Properties Limited Company
(formerly known as STERLING PROPERTIES LIMITED COMPANY)

to comply with the requirements of law, and confirms payment of all required fees. Therefore, it
is ORDERED that this

CERTIFICATE OF AMENDMENT

be issued and admitted to record with the articles of amendment in the Office of the Clerk of the
Commission, effective March 7, 2019.

STATE CORPORATION COMMISSION

By



Judith Williams Jagdmann
Commissioner



COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

LLC-1014N
(02/15)

ARTICLES OF AMENDMENT
CHANGING THE NAME OF A VIRGINIA LIMITED LIABILITY COMPANY
By the Members

The undersigned, on behalf of the limited liability company set forth below, pursuant to § 13.1-1014 of the Code of Virginia, states as follows:

1. The current name of the limited liability company, as it appears on the records of the State Corporation Commission, is

Sterling Properties Limited Company

2. The name of the limited liability company is changed to

Sterling Investment Properties Limited Company

(The name must contain the words limited company or limited liability company or the abbreviation L.C., LC, L.L.C., or LLC)

3. (See "Approval" Instructions for requisite vote.) The foregoing amendment was adopted by a vote of the members in accordance with the provisions of the Virginia Limited Liability Company Act on 01/22/2019

(date)

Executed in the name of the limited liability company by:

Nathan G. Zaleski

(signature)

Nathan G. Zaleski

(printed name)

01/22/2019

(date)

Manager

(title (e.g., manager or member))

(limited liability company's SCC ID no. (optional))

(telephone number (optional))

CHECK IF APPLICABLE (see instructions):



The person signing this document on behalf of the limited liability company has been delegated the right and power to manage the company's business and affairs.

(The articles must be executed in the name of the limited liability company by any manager or other person who has been delegated the right and power to manage the business and affairs of the limited liability company, or if no managers or such other person has been selected, by any member of the limited liability company.)

PRIVACY ADVISORY: Information such as social security number, date of birth, maiden name, or financial institution account numbers is NOT required to be included in business entity documents filed with the Office of the Clerk of the Commission. Any information provided on these documents is subject to public viewing.

SEE INSTRUCTIONS ON THE REVERSE