

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 580.00

Parcel Identifier No. 0156084 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: AW Morris Law, PLLC***WITHOUT TITLE EXAM OR TITLE OPINION

Brief description for the Index: LOT 67, STEWART'S RIDGE

THIS DEED made this _____ day of _____, 20____, by and between

GRANTOR

SKYCREEK LLC,
a North Carolina limited liability company
2136 DUNN ROAD
RALEIGH, NC 27614

GRANTEE

MASON EDWARD RAMBO, unmarried
7317 HUNT VALLEY TRAIL
WENDELL, NC 27591

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 WENDELL, _____ Township, WAKE County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 67, STEWART'S RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 1986, PAGE 1138, WAKE COUNTY REGISTRY.

Parcel ID: 0156084 Property Address: 7317 HUNT VALLEY TRAIL, WENDELL, NC 27591

The property hereinabove described was acquired by Grantor by instrument recorded in Book 20232 page 2017.

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 1986 page 1138.

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:

ad valorem taxes for the current year (prorated through the date of Settlement) and utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property

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

SKYCREEK LLC (SEAL)
(Entity Name)
By: SKYLER GARDNER POINTER Print/Type Name: _____
Print/Type Name & Title: SKYLER GARDNER POINTER, MANAGING MEMBER Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name: _____ (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 North Carolina - County or City of WAKE
I, the undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that SKYLER GARDNER POINTER personally came before me this day and acknowledged that he is the MANAGING MEMBER of SKYCREEK LLC, a North Carolina or _____ 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 August, 2020

My Commission Expires: February 27, 2028 Notary Public
(Affix Seal) YANIELY HOWARD Notary's Printed or Typed Name

OWNER AFFIDAVIT AND INDEMNITY AGREEMENT
(NO RECENT IMPROVEMENTS AND NO EXECUTORY CONTRACTS FOR IMPROVEMENTS)

PARTIES: All parties identified in this section must execute this Agreement.

Owner: SKYCREEK LLC

(NOTE: A separate Agreement is required for each successive owner in the 120-Day Lien Period.)

PROPERTY: 7317 HUNT VALLEY TRAIL
WENDELL, NC 27591

(Insert street address or brief description and/or attach a description as Exhibit A. Include here any real estate that is a portion of a larger, previously unsegregated tract when that area is reasonably necessary for the convenient use and occupation of Improvements on the larger tract.)

DEFINITIONS: The following capitalized terms as used in this Agreement shall have the following meanings:

- **Improvement:** All or any part of any building, structure, erection, alteration, demolition, excavation, clearing, grading, filling, or landscaping, including trees and shrubbery, driveways, and private roadways on the Property as defined below.
- **Labor, Services or Materials:** ALL labor, services, materials for which a lien can be claimed under NCGS Chapter 44A, Article 2, including but not limited to professional design services (including architectural, engineering, landscaping and surveying) and/or rental equipment.
- **Contractor:** Any person or entity who has performed or furnished or has contracted to perform or furnish Labor, Services or Materials pursuant to a contract, either express or implied, with the Owner of real property for the making of an Improvement thereon. (Note that services by architects, engineers, landscapers, surveyors, furnishers of rental equipment and contracts for construction on Property of Improvements are often provided before there is visible evidence of construction.)
- **120-Day Lien Period:** The 120 days immediately preceding the date of recordation of the latter of the deed to purchaser or deed of trust to lender in the Office of the Register of Deeds of the county in which the Property is located.
- **Owner:** Any person or entity, as defined in NCGS Chapter 44A, Article 2, who has or has had any interest in the Property within the 120-Day Lien Period. For the purposes of this Agreement, the term Owner includes: (i) a seller of the Property or a borrower under a loan agreement secured by the Property; (ii) a person with rights to purchase the Property under a contract and for whom an Improvement is made and who ordered the Improvement to be made; and (iii) the Owner's successors in interest and agents of the Owner acting within their authority.
- **Company:** The title insurance company providing the title policy for the transaction contemplated by the parties herein.
- **Property:** The real estate described above or on Exhibit A and any leaseholds, tenements, hereditaments, and improvements placed thereon.
- All defined terms shall include the singular or plural as required by context.

AGREEMENT: For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and as an inducement to the purchase of the Property by a purchaser and/or the making of a loan by a lender secured by a deed of trust encumbering the Property and the issuance of a title insurance policy or policies by Company insuring title to the Property without exception to liens for Labor, Services or Materials; Owner first being duly sworn, deposes, says and agrees:

1. Certifications: Owner certifies that at no time during the 120-Day Lien Period have any Labor, Services or Materials been furnished in connection with a contract, express or implied, for Improvements to the Property (including architectural, engineering, landscaping or surveying services or materials or rental equipment for which a lien can be claimed under NCGS Chapter 44A) nor have any Labor, Services or Materials been furnished on the Property prior to the 120-Day Lien Period that will or may be completed after the date of this affidavit OR only minor repairs and/or alterations to pre-existing Improvements have been made and Owner certifies such repairs and/or alterations have been completed and those providing Labor, Services or Materials for the repairs have been paid in full. The Owner further certifies that no Mechanics Lien Agent has been appointed.

2. Reliance and Indemnification: This Agreement may be relied upon by the purchaser in the purchase of the Property, a lender to make a loan secured by a deed of trust encumbering the Property and by Company in issuance of a title insurance policy or policies insuring title to the Property without exception to matters certified in this Agreement. The provisions of this Agreement shall survive the disbursement of funds and closing of this transaction and shall be binding upon Owner and anyone claiming by, through or under Owner.

Owner agrees to indemnify and hold purchaser, lender, and Company harmless of and from any and all loss, cost, damage and expense of every kind, and attorney's fees, costs and expenses, which the purchaser, lender or Company shall or may incur or become liable for, directly or indirectly, as a result of reliance on the certifications of Owner made herein or in enforcement of the Company's rights hereunder.

3. NCLTA Copyright and Entire Agreement: This Agreement and any attachments hereto represent the entire agreement between the Owner and the Company, and no prior or contemporaneous agreement or understanding inconsistent herewith (whether oral or written) pertaining to such matters is effective. THIS IS A COPYRIGHT FORM and any variances in the form provisions hereof must be specifically stated in the blank below and agreed to in writing by the Company.

No modification of this Agreement, and no waiver of any of its terms or conditions, shall be effective unless made in writing and approved by the Company.

PROVIDING A FALSE AFFIDAVIT IS A CRIMINAL OFFENSE

EXECUTION BY OWNER

SKYCREEK LLC, a North Carolina limited liability company (SEAL)

By: SKYLAR GARDNER POINTER
Printed or Typed Name/Title: SKYLAR GARDNER POINTER
By: MANAGING MEMBER
Printed or Typed Name/Title: _____

State of NC County of WAKE
Signed and sworn to (or affirmed) before me this day by
SKYLAR GARDNER, POINTER [Insert name(s) of principal(s)].
Date: 08/12/2020
Yanely Howard, Notary Public
My Commission Expires: 02/27/28

(After Official Seal)



**AFFIDAVIT OF UNDERSTANDING AND INDEMNITY AND HOLD HARMLESS AGREEMENT
REGARDING COMPUTER DATA MIGRATION (VCAP to E-COURTS ODYSSEY PORTAL)
“(To be used for Purchase (with or without financing) and Refinance Transactions)”**

Land (Property Address): 7317 HUNT VALLEY TRAIL, WENDELL, NC 27591

Closing Attorney: _____

Date of Closing (settlement & disbursement): _____

Seller(s): SKYCREEK LLC

Buyer(s) (Proposed Insured Owner): MASON EDWARD RAMBO

Owner(s): _____ (in case of refinance only)

Title Insurance Company (the Company): _____

Issuing Agent: _____

Title Insurance Commitment Number (the Commitment): _____

Other file number(s) or reference: _____

Recordable Documents: Deed, Deed of Trust, Assignment of Leases and Rents, UCC Financing Statement, Subordination, Lease (or memorandum thereof), DMV MVR-46G, or other documents to be recorded as a part of the real estate transaction (as applicable)

NOTE: Other defined terms are as defined in the ALTA® Commitment for Title Insurance (08-01-2016), ALTA® Commitment for Title Insurance (Effective 07-01-2021), ALTA® Short Form Commitment (12-01-17 TC 04-02-18), ALTA® Short Form Commitment (Effective 07-01-2021), the ALTA® Loan Policy (06-17-2006), ALTA® Loan Policy (Effective 07-01-2021), ALTA® Owner’s Policy (06-17-2006), ALTA® Owner’s Policy (Effective 07-01-2021), ALTA® Homeowner’s Policy (12-02-2013), ALTA® Homeowner’s Policy (Effective 07-01-2021), ALTA® Short Form Residential Loan Policy (12-03-12), and ALTA® Short Form Residential Loan Policy (Effective 07-01-2021).

The migration of computer data at the Clerk of Court’s Office in the County where the Land (or “Property Address”) stated above is located has significantly affected the ability of attorneys to search, locate court matters and resolve issues reliably. The migration has limited attorneys’ access to public records during the period immediately preceding the Date of Closing, and these limitations will continue through the date of recording the instruments referenced as Recordable Documents above. Filings or submissions of documents to the Clerk of Court’s Office by parties and attorneys have continued, but the final approval, acceptance and indexing of such documents may be delayed. In addition, the indexing systems of the prior VCAP system and the new Odyssey Portal are significantly different in substantial ways, causing variations in the search procedures required, results obtained and information available (including payoff calculations). Additionally, other, further issues are continuing to be identified and addressed. (All of these issues are referenced herein as “Migration Issues.”)

As a result, the ability to search and review filings in the Clerk of Court’s Office either has, or will be, impacted. The Company is willing to continue to insure Title to the Land for the Proposed Insured Owner and Proposed Insured Lender, if any, as identified in the Commitment up to Amount of Coverage stated therein through the ultimate recording date of the Recordable Documents, upon receipt of the acknowledgments and indemnifications herein.

NOW THEREFORE, due to the aforementioned Migration Issues, and as an inducement to the Closing Attorney to conduct settlement (including disbursement) and to the Company and/or Issuing Agent to issue policy or policies of title insurance with regard to the Land, as defined in the Commitment, the undersigned agree as follows:

Seller(s)/Owner(s) certify and affirm:

- (a) There are no pending civil actions, judgments, lis pendens, claims of lien, liens, encumbrances -- whether filed, submitted, imminently pending, or otherwise delivered (or to be delivered) to or as part of a file with the Clerk of Court's Office, and (whether or not indexed) estates, guardianships, or special proceedings affecting the Land, which are not being paid, adjusted or addressed as part of the current transaction in a manner approved by the Company.
- (b) All labor and materials used in construction or improvements, repairs or modifications to the Land have been paid for and there are now no unpaid bills for labor or material against the improvements or Land. The Sellers/Owners have received no notice of any mechanic liens claim. *The Company must be provided with affidavits, indemnities, lien waivers and subordinations satisfactory to the Company.*
- (c) **Sellers/Owners** have received no written notice of a proposed or pending special assessment or a pending taking of any portion of the Land by any governmental body. Sellers/Owners have no knowledge or notice that work has been or will be performed by any governmental body including but not limited to the installation of water or sewer lines or other utilities or for improvements such as paving or repaving of street or alleys or the installation of curbs and sidewalks.
- (d) **Sellers/Owners** agree to neither allow, nor take any action, following settlement that may result in any of the items or actions referred to in paragraph (a) above, or other objectionable matter which may adversely affect the Title to the Land, between the Commitment Date and **the last to occur of: the time of closing, updating, date and time of the recording of Recordable Documents and disbursement**, unless disclosed to and approved by the Company in writing prior to closing.
- (e) **Sellers/Owners** agree to immediately discharge, cancel, release or otherwise adequately address the same to the satisfaction of the Company and further agree to hold harmless and indemnify the Closing Attorney, the Issuing Agent and the Company against all claims, losses, liabilities, damages, expenses, costs and attorney's fees which may arise out of Sellers/Owners failure to promptly so remove, release, bond, or otherwise dispose of any such liens, encumbrances or objectionable matters affecting Title to the Land to the satisfaction of the Company.

Buyer(s) understand and agree:

- (a) Neither Closing Attorney, Issuing Agent nor the Company can provide an assurance as to the availability and reliability of search results of potential documents in the Clerk of Court's office which documents should constitute part of the Public Records affecting the Land, as defined in the Commitment.
- (b) Among other things, Buyers may not be able to refinance or sell the Land, obtain building permits, or demonstrate recorded ownership of and legal Title to, the Land until the date that the documents in the Clerk of Court's office are available and adequately, reliably searchable and locatable in the Public Records.

Seller(s)/Owner(s) and Buyer(s) acknowledge:

- (a) They have been expressly advised that North Carolina law, specifically the Good Funds Settlement Act (North Carolina General Statutes Chapter 45A) if the Land is residential property, requires recordation of the deed, deed of trust, or other title documents prior to disbursement of closing funds, for which they specifically include waiver of claims or penalties thereunder, below.
- (b) They expressly waive any claim, demand, or cause of action arising solely out of disbursement of closing funds by the Closing Attorney in reliance on the parties' joint instruction to disburse herein.
- (c) They expressly release the Closing Attorney, the Company, the Issuing Agent or other persons acting in reliance on such instruction and release from any claim, demand, or cause of action arising out of such disbursement.
- (d) By their joinder herein, they are authorizing and directing the closing of the sale of the Land and/or of its financing or refinancing and disbursement of funds, that they hereby shall be deemed to have irrevocably released the deed, deed of trust and other Recordable Documents which each party has respectively executed to Closing Attorney with the irrevocable authorization and instruction to cause

the Recordable Documents to be recorded as soon as the Closing Attorney is able to cause such recordation.

- (e) They expressly agree they will not execute or cause to be recorded any other deed, deed of trust, or other document of conveyance, encumbrance, or restriction regarding all or any portion of the Land, until and unless the Recordable Documents are properly recorded and indexed at the office of the register of deeds.
- (f) They expressly waive and renounce any right, claim, or demand to instruct the Closing Attorney to (i) recall or withdraw any Recordable Document, or (ii) otherwise not to record any Recordable Documents, or (iii) to cancel or rescind the closing.
- (g) NOTE: It is advisable to confirm that contractual matters arising out of the definition of "Closing," as it relates to recordation or filings in the Clerk of Court's office, are addressed in the contract between Buyer and Seller, e.g., risk of loss or damage by fire or other casualty.

The undersigned solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this Affidavit are true and that this Affidavit and Indemnity is executed in the order to induce the Closing Attorney to make and complete the settlement on the Land and to induce the Company, through the Issuing Agent, to issue its policy or policies of title insurance, insuring Title to the Land.

NCLTA Copyright and Entire Agreement: This Agreement and any attachments hereto represent the entire agreement between Seller, Buyer and/or Owner and Company and no prior or contemporaneous agreement or understanding inconsistent herewith (whether oral or written) pertaining to such matters is effective. THIS IS A COPYRIGHT FORM and any variances in the form provisions hereof must be specifically stated in the blank below and agreed to in writing by the Company:

CAUTION: NO MODIFICATION of this Agreement and NO WAIVER of any of its terms or conditions shall be effective unless made in writing and approved by the Company.

Seller(s) / Owner(s): SKYCREEK LLC

SKYLER GARDNER POINTER

Signature

SKYLER GARDNER POINTER, MANAGING MEMBER

Print

SUBSCRIBED, SWORN TO, and acknowledged before me this 21 day of Aug, 2024

Yaniely Howard
NOTARY PUBLIC

My Commission Expires: 02/27/2028



Buyer(s):

Signature

MASON EDWARD RAMBO

Print

Signature

Print

SUBSCRIBED, SWORN TO, and acknowledged before me this _____ day of _____, 20__.

My Commission Expires: _____ NOTARY PUBLIC

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

SKYLER GARDNER POINTER

2 Business name/disregarded entity name, if different from above

SKYCREEK LLC, a North Carolina limited liability company

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

2136 DUNN ROAD

6 City, state, and ZIP code

RALEIGH, NC 27614

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

33 - 3669822

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

[Signature]

Date ►

8/21/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

SUBSTITUTE FORM 1099-S
PROCEEDS FROM REAL ESTATE TRANSACTIONS
FOR THE TAX YEAR:
OMB No. 1545-0997

SETTLEMENT AGENT/FILER'S NAME AND ADDRESS

AW Morris Law, PLLC
5000 FALLS OF NEUSE ROAD, STE. 400
RALEIGH, NC 27609
(919)783-8945

Filer's Federal Tax ID Number: 27-4266171
File Number: SKYCREEK

SELLER/TRANSFEROR'S NAME AND ADDRESS

SKYCREEK LLC
2136 DUNN ROAD
RALEIGH, NC 27614

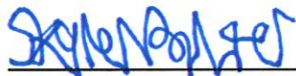
Transferor's Federal Tax ID Number: 33-3669822

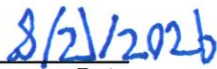
1) Date of Closing:	2) Gross Proceeds: 290,000.00	4) X here if property or services received:	5) X here if foreign person:	6) Buyer's part of real estate tax:
3) Address or Legal Description: 7317 HUNT VALLEY TRAIL/WENDELL NC 27591				

THIS IS IMPORTANT TAX INFORMATION AND IS BEING FURNISHED TO THE INTERNAL REVENUE SERVICE. IF YOU ARE REQUIRED TO FILE A RETURN, A NEGLIGENCE PENALTY OR OTHER SANCTION MAY BE IMPOSED ON YOU IF THIS ITEM IS REQUIRED TO BE REPORTED AND THE IRS DETERMINES THAT IT HAS NOT BEEN REPORTED.

YOU ARE REQUIRED BY LAW TO PROVIDE AW MORRIS LAW, PLLC WITH YOUR CORRECT FEDERAL TAX IDENTIFICATION NUMBER. IF YOU DO NOT PROVIDE AW MORRIS LAW, PLLC WITH YOUR CORRECT FEDERAL TAX IDENTIFICATION NUMBER, YOU MAY BE SUBJECT TO CIVIL OR CRIMINAL PENALTIES IMPOSED BY LAW.

UNDER PENALTIES OF PERJURY, I CERTIFY THAT THE NUMBER SHOWN ABOVE ON THIS STATEMENT IS MY CORRECT FEDERAL TAX IDENTIFICATION NUMBER. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.




Date

Sign and return a copy of this form immediately to AW Morris Law, PLLC.

Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the IRS and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Instructions for Schedule D (Form 1040 or 1040-SR). If the real estate was not your main home, report the transaction on Form 4797, Form 6252, and/or the Schedule D for the appropriate income tax form. If box 4 is checked and you received or will receive like-kind property, you must file Form 8824.

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a federal mortgage subsidy if all the following apply:

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990.
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy.
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See Form 8828 and Pub. 523.

Transferor's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the filer assigned to distinguish your account.

Box 1. Shows the date of closing.

Box 2. Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or will receive. See Box 4.

Box 3. Shows the address or legal description of the property transferred.

Box 4. If checked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

Box 5. If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

Box 6. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 6 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Schedule 1 (Form 1040 or 1040-SR). For more information, see Pub. 523, Pub. 525, and Pub. 530.

**SELLER'S CERTIFICATION OF NON-FOREIGN STATUS UNDER
FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA") (26 U.S.C. 1445)**

All items in this form must be completed by each seller. All sellers must have a taxpayer identification number (TIN) even if sellers CANNOT provide this certification and FIRPTA withholding must be done.

A TIN is not an indication that the seller is a resident alien or U.S. Citizen.

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person.

THIS SECTION FOR INDIVIDUAL TRANSFEROR: EACH SELLER MUST COMPLETE AND SIGN. ADD SIGNATURE LINES OR MAKE COPIES FOR EACH SELLER TO COMPLETE:

To inform the transferee (buyer) that withholding of tax is not required upon my disposition of a U.S. real property interest, the undersigned seller hereby certifies the following:

1. I AM () AM NOT () a nonresident alien for purposes of U.S. income taxation (if you are a nonresident alien, withholding will be done unless another exemption applies);
2. My U.S. Taxpayer Identification (Social Security) Number is, _____
3. My home address is _____

I understand that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement I have made here could be punished by fine, imprisonment, or both. Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete.

Date

Printed Name:

Printed Name:

THIS SECTION FOR ENTITY TRANSFEROR:

For U.S. tax purposes (including Section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by the undersigned, the undersigned hereby certifies the following on behalf of Transferor:

1. Transferor IS () IS NOT (XX) a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations) (if you are a foreign entity, withholding will be done unless another exemption applies);
2. Transferor IS (XX) IS NOT () a disregarded entity as defined in Section 1.1445-2(b)(2)(iii);
3. Transferor's U.S. employer identification number is 33-3669822
4. Transferor's office address 2136 DUNN ROAD
RALEIGH, NC 27614

Transferor understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of Transferor.

SKYCREEK LLC

8/21/2026

Date

SKYLER GARDNER POINTER

Printed Name:

SKYLER GARDNER POINTER
MANAGING MEMBER

Remit Payment To:
AW Morris Law, PLLC
5000 FALLS OF NEUSE ROAD, STE. 400
RALEIGH, NC 27609

INVOICE

Billed To:
SKYCREEK LLC
2136 DUNN ROAD
RALEIGH, NC 27614

Invoice No.:
Invoice Date: August 19, 2026
Please Pay Before: August 19, 2026
Our File Number: SKYCREEK
Your Reference Number:

Property:
7317 HUNT VALLEY TRAIL
WENDELL, NC 27591
WAKE County

Brief Legal: LOT 67, STEWART'S RIDGE

DESCRIPTION	AMOUNT
PREPARE SELLER DOCUENTS	250.00
Invoice Total Amount Due	\$ 250.00

PROCEEDS AUTHORIZATION

Property Address: 7317 Hunt Valley Trail, Wendell, NC 27591

Receiving Party/ies: SKYCREEK LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY ("Receiving Party" or "Receiving Parties" as the case may be)

The undersigned hereby authorize(s) and direct(s) the settlement agent to disburse the proceeds from the subject transaction as stated below.

Select option 1 or 2:

1. ☐ Check Payable to SKYCREEK LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

Pick One:

☐ For Pickup

☐ For Delivery To: _____

2. ☒ Domestic Wire Transfer

- The account information for an electronic funds transfer via a domestic wire must be submitted through, and verified by, the funds transfer security platform designated by the settlement agent (CertifID or ClosingLock). Settlement agent will provide additional instructions regarding the submission and verification process.
- If there is more than one Receiving Party the account information may be provided by any one of the Receiving Parties.
- If the account information is not submitted and verified through the designated funds transfer security platform, the funds will be disbursed by check. The Settlement Agent also reserves the right, in its sole discretion, to disburse funds by check instead of electronic transfer. Electronic funds transfers are available only for domestic transfers.

SKYCREEK LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

By:



Skyler Gardner Pointer, Member - Manager

FOR ELECTRONIC FUNDS TRANSFER OF SELLER PROCEEDS - INTERNAL USE ONLY

1. Verify Electronic Funds Transfer Information- For Post-Closer	2. Set Up Electronic Funds Transfer - For Post-Closer	3. Release of Electronic Funds Transfer - For Closing Attorney
DO NOT VERIFY ELECTRONIC FUNDS TRANSFER IF THERE IS ANY INDICIA OF FRAUD 1(a). Is the Proceeds Authorization signed by all Receiving Parties? ☒ Yes - Proceed to 1(b). ☐ No - DO NOT SET UP TRANSFER. 1(b). Is the receiving account information verified and insured within CertifID or Closinglock for File No. 2613345NCCN? ☐ Yes - Attach Verification of Account and Proceed to 2. ☐ No - Proceed to 1(c). 1(c). Is there an electronic funds transfer template in online banking for this seller? ☐ Yes - Proceed to 2. ☐ No - DO NOT SET UP TRANSFER.	DO NOT SET UP ELECTRONIC FUNDS TRANSFER IF THERE IS ANY INDICIA OF FRAUD 2(a). Is the electronic funds transfer already showing as pending, drafted, or processed in online banking? ☐ Yes - DO NOT SET UP TRANSFER. ☐ No - Proceed to 2(b). 2(b). Electronic Funds Transfer amount: _____ Proceed to 2(c). 2(c). Is the amount being transferred correct and consistent with any applicable Proceeds Split which has been signed by all sellers? ☐ Yes - Proceed to 2(d). ☐ No - DO NOT SET UP TRANSFER. 2(d). Set up Electronic Funds Transfer in Online Banking (Note: Do not set up electronic funds transfer if anything feels off. Consult with a managing attorney). Is electronic funds transfer set up for release in online banking? ☐ Yes - Proceed to 2(e). ☐ No - State Reason: _____ _____ _____ Proceed to 2(e). 2(e). Provide Your Information: Post-Closer Name _____ Date _____ Proceed to 2(f). 2(f). Present this form to attorney with disbursement file.	DO NOT RELEASE ELECTRONIC FUNDS TRANSFER IF THERE IS ANY INDICIA OF FRAUD 3(a). Is the Electronic Funds Transfer Verification in Section 1 Acceptable? ☐ Yes - Proceed to 3(b). ☐ No - TRANSFER DENIED. Proceed to 3(e). 3(b). Is the Amount being transferred correct and consistent with any applicable Proceeds Split which has been signed by all sellers? ☐ Yes - Proceed to 3(c). ☐ No - TRANSFER DENIED. Proceed to 3(e). 3(c). Is the electronic funds transfer information entered in online banking correct and exactly as stated in the CertifID or Closinglock verification (Note for online banking templates the CertifID or Closinglock verification is in Appendix 2A-15 to the Company Manual)? ☐ Yes - Proceed to 3(d). ☐ No - TRANSFER DENIED. 3(d). Is the electronic funds transfer released in online banking? ☐ Yes - TRANSFER APPROVED. ☐ No - TRANSFER DENIED. Proceed to 3(e). 3(e). Approval or Denial: Closing Attorney Name _____ Date _____ If Approved, State Reference No.: _____ If Denied, State Reason: _____ _____ _____ Proceed to 3(f). 3(f). Return Form to Post-Closing.

POST-CLOSING: Once form is returned, scan and upload into the closing portal file and apply template "Proceeds Authorization - Seller (Completed)"