

BOOK: 019749 PAGE: 01877 - 01881

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. SEE ATTACHED Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: GranteeThis instrument was prepared by: John E. Cargill, 111 Brooks Avenue, Raleigh, NC 27607 www.johnEcargill.com

Brief description for the Index: _____

THIS DEED made this 12th day of July, 2024 by and between

GRANTOR

GRANTEE

A. Surya L.L.C.
7405 Holly Springs Road
Raleigh, NC 27606A Surya LLC
7405 Holly Springs Road
Raleigh, NC 27606

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 or parcel of land situated in the City of Raleigh, _____ Township, Wake County, North Carolina and more particularly described as follows:

see attached "Exhibit A"

This deed is executed as part of winding up dissolution of A. Surya L.L.C.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18870 page 1966.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 1967 page 72.NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar AssociationSubmitted electronically by John E. Cargill, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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: Easements, conditions and restrictions of record. Ad valorem taxes for 2024 and thereafter.

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

A. Surya L.L.C. (SEAL)
(Entity Name)
By: A. K. Ramesh Print/Type Name: _____

Print/Type Name & Title: manager Print/Type Name: _____ (SEAL)

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 North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that _____
Achanta K. Rao personally came before me this day and acknowledged that he is the
manager of A. Surya L.L.C., 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 12th day of July, 2024.

My Commission Expires: August 8, 2027 Notary Public
(Affix Seal) John Edwin Cargill II 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 _____
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

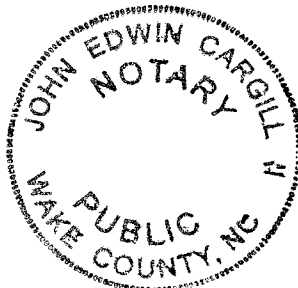


EXHIBIT A

Legal Description of Property

Being all that certain tract or parcel of land lying and being situate in Wake County, North Carolina, and being more particularly described as:

Tract One (REID: 0012881 & PIN: 0699279209):

Being all of Lot 35 of Lakeside Estates Subdivision according to Map dated 9-9-80 prepared by McNeill Engineering and recorded in Book of Maps 1980, Page 801, Wake County Registry.

Tract Two (REID: 0051234 & PIN: 0699273380):

Being all of Lot 44 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Three (REIDs: 0051237 & 0428144 and PINs: 0699279074 & 0699360947):

Being all of Lot 29 of Lakeside Estates Subdivision according to Map dated 9-9-80 prepared by McNeill Engineering and recorded in Book of Maps 1980, Page 801, Wake County Registry.

Tract Four (REID: 0078833 & PIN: 0699276043):

Being all of Lot 32 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Five (REIDs: 0320431 & 0428143 and PINs: 0699279030 & 0699269993):

Being the northern portion of Lot 30 according to map of Lakeside Estates as shown on Book of Maps 1967, page 72, Wake County Registry and being described as follows: BEGINNING at a point in the southeastern right of way of Crestwood Drive, said point marking the westernmost corner of Lot 29; running thence with the dividing line between Lot 29 and 30 south 30 deg. 11 min. east 200 feet to a point, another corner of Lot 29; thence south 49 deg. 49 min. west 60 feet to a point in the line of lands belonging to John W. Winters; thence with Winters' line north 33 deg. 14 min. west 189.40 feet to a point in the aforementioned line of Crestwood Road; thence with the line of Crestwood Road in a northeastwardly direction approximately 39.20 feet to the point and place of beginning.

Tract Six (REID: 0078835 & PIN: 0699272320):

Being all of Lot 46 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Seven (REID: 0078837 & PIN: 0699277351):

Being all of Lot 36 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Eight (REID: 0078857 & PIN: 0699270341):

Being all of Lot 48 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Nine (REID: 0078858 & PIN: 0699271351):

Being all of Lot 47 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Ten (REID: 0078860 & PIN: 0699275259):

Being all of Lots 38 & 39 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Eleven (REID: 0078861 & PIN: 0699179259):

Being all of Lot 49 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Twelve (REID: 0078862 & PIN: 0699277113):

Being all of Lot 33 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Thirteen (REID: 0078864 & PIN: 0699273300):

Being all of Lot 45 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Fourteen (REID: 0078866 & PIN: 0699278220):

Being all of Lot 34 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Fifteen (REID: 0078867 & PIN: 0699276269):

Being all of Lot 37 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Sixteen (REIDs: 0078894 & 0428141 and PINs: 0699268828 & 0699268737):

Being all of Lot 31 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Seventeen (REID: 0078895 & PIN: 0699272153):

Being all of Lot 43 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Eighteen (REID: 0078896 & PIN: 0699270185):

Being all of Lot 50 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Nineteen (REID: 0078897 & PIN: 0699270087):

Being all of Lot 51 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Twenty (REID: 0078898 & PIN: 0699260987):

Being all of Lot 52 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Twenty-One (REID: 0078899 & PIN: 0699275131):

Being all of Lot 40 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Twenty-Two (REID: 0078900 & PIN: 0699274054):

Being all of Lot 41 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Twenty-Three (REID: 0078901 & PIN: 0699273023):

Being all of Lot 42 of Lakeside Estates according to map recorded in Book of Maps 1967, Page 72 in the office of the Wake County Register of Deeds.

Tract Twenty-Four (REIDs: 0320430 & 0428142 and PINs: 0699269906 & 0699269859):

Also the Southernly portion of lot 30 on the aforesaid map being described as follows: BEGINNING at a point on the right-of-way of Crestwood Drive, said point being the common Northeastern corner of Lot 31 and the Northwestern corner of Lot 30; runs thence with the dividing line between lots 30 and 31 South 26 degrees 30 minutes East 186.0 feet to a point on the rear lot line; thence North 49 degrees 49 minutes East 60 feet to an iron pipe; thence with a new line North 33 degrees 14 minutes West 189.40 feet to an iron pipe in Crestwood Drive; thence in a Southernly direction along the curve of Crestwood Drive a cord distance of 40.05 feet to the point of beginning, said revision of lot 30 by J. Carl Rowland, dated October 30, 1969.

General Statement of Intent

This deed is intended to convey all of Grantor's right, title, and interest in and to any and all of that property known as Lakeside Estates, Wake County, North Carolina, and to that end, Grantor does hereby convey to Grantee, without warranty, any and all property or property interests owned by Grantor and known as Lakeside Estates, Wake County, North Carolina, to the extent the same is not described above.