

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$620.00

Parcel Identifier No.: 0069201

Mail after recording to: Grantee

Title Insurance Policy Issued by: Heritage Title, LLC

This instrument was prepared by: Mann, McGibney, & Jordan, PLLC, 530 North Person Street, Raleigh, NC 27604

Brief Description from the Index: 303 Holland Road

THIS DEED made this 1st day of August, 2025 by and between**GRANTOR**

Thomas Talley, an unmarried person

GRANTEE

Doc Little's Properties L.L.C., a North Carolina Limited Liability Company

8028 Mourning Dove Road
Raleigh, NC 27615

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 or near the City/Town of Fuquay-Varina, Wake County, North Carolina and more particularly described as follows:

BEGINNING at a stake the NW corner of W. C. Morris lot, said stake being in M. C. Rollins' line and runs thence with said Morris' line South 6 deg. 30' W. 310 feet to a point in the North side ditch of the Fuquay-Holland paved road; thence with said road ditch N. 65 deg. 30' W. 53 feet to a point in M. C. Rollins' original line; thence N. 82 deg. 30' W. 84.5 feet to a point in the pavement of said road, M. C. Rolling' corner; thence with said Rollins line North 6 deg. 30' East 294 feet to a stake; thence with another of said Rollins lines South 82 deg. 30' East 135.5 feet to the point of BEGINNING, and being .91 acre according to a survey made by E. C. Smith, June 1, 1950. See Book 657 page 551 and Book 1065 page 37, of the Wake County Registry.

Property Address: 303 Holland Road, Fuquay-Varina, NC 27526

The property herein described ☐ is or ☐ is not the primary residence of the Grantors.

Submitted electronically by "Mann, McGibney & Jordan, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property herein described was acquired by C.F Talley and wife, Katherine M. Talley by instrument recorded in Book/Page 1135-310 of Wake County Registry. Katherine M. Talley predeceased C.F. Talley. C.F. Talley passed away in 2010. Grantor acquired this property through C.F Talley's estate, which was administered in 10E773 (Wake County).

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, Restrictions and Rights of Way of record.
Property taxes for current and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Thomas Talley
Thomas Talley

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Karen R. Jacobs, Notary Public, do hereby certify that Thomas Talley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 1st day of Aug., 2025.

Karen R. Jacobs
Official Signature of Notary
Printed or typed name of Notary
Karen R Jacobs
My Commission Expires:
12.12.2026

