

[SPACE ABOVE FOR RECORDING DATA]

File No. 2612030NCRL
Deed**GENERAL WARRANTY DEED**

Excise Tax:	\$440.00
PIN/PID:	1716271984
N.C.G.S. § 161-31:	This instrument prepared by Lindsay Teasley, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
N.C.G.S. § 105-317.2:	The property _____ does ☒ 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) 3700 Glenwood Avenue, Suite 350 Raleigh, NC 27612
Brief description:	Lot 66, Cambridge Oaks Townhomes

THIS DEED ("Deed") is made this 10th day of JUNE 2026 by and between:

GRANTOR	GRANTEE
1864 Property Management Company, LLC, a Delaware Limited Liability Company aka FNB OREO, LLC, a Delaware Limited Liability Company	Jerome Capistrano Ramsey, unmarried
One FNB Boulevard, 5th Floor Hermitage, PA 16148	1201 Deptford Court Raleigh, NC 27609

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

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;

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;

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.

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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;

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;

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

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

1. Ad valorem taxes for the current year;
2. Utility easements and unviolated covenants, conditions or restrictions;

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

[SIGNATURE(S) TO FOLLOW]

File No. 2612030NCRL
Deed1864 PROPERTY MANAGEMENT COMPANY, LLC, A DELAWARE
LIMITED LIABILITY COMPANYBy: Kimberly Slater (SEAL)
Kimberly Slater, Vice PresidentCity / County: Mercer County
State: Commonwealth of Pennsylvania

I, a notary public under the jurisdiction aforesaid, certify that **Kimberly Slater, Vice President** personally appeared before me this day, acknowledging to me that they signed the foregoing Deed.

Brenda A. Grande
Notary Signature
Brenda A. Grande
Notary Name10 June 2026
Date

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

My Commission Expires: November 7, 2026

Commonwealth of Pennsylvania - Notary Seal Brenda A. Grande, Notary Public Mercer County My commission expires November 7, 2026 Commission number 1428996 Member, Pennsylvania Association of Notaries

EXHIBIT "A"

Being all of Lot 66 according to a plat entitled "A Portion of Cambridge Oaks Townhomes, Raleigh, N.C., Phase Three", dated April 11, 1984, prepared by John A. Edwards & Company, Consulting Engineers and recorded in Book of Maps 1984, Page 548, Wake County Registry.

Together with all property rights and benefits contained in Declaration of Covenant, Conditions and Restrictions for Cambridge Oaks recorded in Book 3211, Page 615, Wake County Registry.

Together with a non-exclusive right to ingress and egress along the private streets (Oakham Lane and Deptford Court) composing a part of the subdivision from North Been Drive to the parking area for the above lot.

For title reference, please see deed recorded in Deed Book 19982, Page 2365, Wake County Registry