

Excise Tax: \$2,300.00

NORTH CAROLINA GENERAL WARRANTY DEEDREID/Tax ID No.: **0027808**

Prepared By: The Law Office of Jonathan Richardson, PLLC

Return To: Mahesh Prabhakaran Retnamma

Brief Description for the Index:

METES & BOUNDSTHIS DEED made this 20th day of September, 2022, by and between**GRANTOR****Kevin Lingard and spouse
Helen Lingard****116 Marlin Dr
Duck, NC 27949****GRANTEE****Mahesh Prabhakaran Retnamma, Free Trader****1421 Jenks Carpenter Rd
Cary, NC 27519**

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 White Oak Township, Wake County, North Carolina and more particularly described as follows:

SEE EXHIBIT 'A'**PROPERTY ADDRESS: 1421 Jenks Carpenter Rd, Cary, NC 27519****REID No. 0027808**

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.

Submitted electronically by "Law Offices of Jonathan Richardson"
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 hereinafter described was acquired by Grantor(s) by instrument recorded at Book 14108, Page 1728-1731 of the Wake County Registry.

Subject to ad valorem taxes for current and subsequent years;
Subject to all valid covenants, declarations, easements and rights of way of record.

All or a portion of the property herein conveyed ☒ includes ☐ does not include the primary residence of a Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

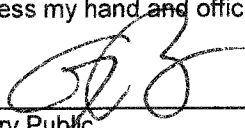
 (SEAL)
Kevin Lingard

 (SEAL)
Helen Lingard

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, GREGORY PARLANTE, the undersigned, a Notary Public for JOHNSTON County, certify that Kevin Lingard and Helen Lingard personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this 20th day of September, 2024.


Notary Public

My Commission expires: 10-4-2025

[OFFICIAL SEAL]

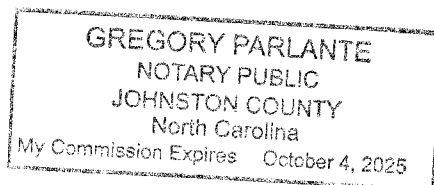
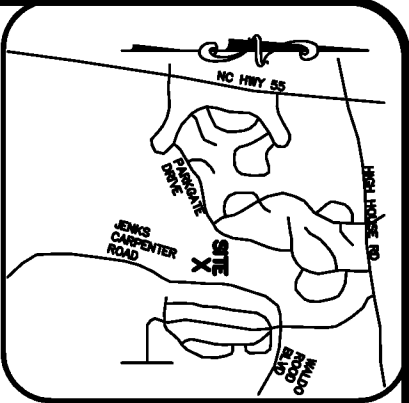


EXHIBIT 'A'

Beginning at an existing iron pipe in the western right of way of Jenks Carpenter Road, said point being the northeast corner of a tract now, or formerly, owned by Douglas M. Pace and Karen G. Pace, Co-Trustees of The 2009 Pace Family Trust, thence leaving said right of way and with the northern line of the Pace tract North 83°33'54" West passing an existing iron pipe at 657.61' for a total distance of 666.63' to a point in the centerline of a creek; thence with the centerline of said creek for the following eight (8) calls, North 06°05'49" West 54.11' to a point; thence North 64°52'56" West 42.07' to a point; thence North 24°28'48" East 64.39' to a point; thence North 84°18'42" East 19.81' to a point; thence North 37°23'49" East 36.98' to a point; thence North 40°17'50" West 13.98' to a point; thence North 01°04'14" East 30.29' to a point; thence North 20°15'53" East 6.12' to a point being the southwest corner of a tract now, or formerly, owned by Roy H. Peedin and Janie G. Peedin; thence leaving said creek and with the southern line of the Peedin tract South 83°33'55" East passing existing iron pipes at 21.02' and at 663.55' for a total distance of 670.14 to a point in the western right of way of Jenks Carpenter Road; thence with said right of way South 06°04'45" East 209.08' to the point of beginning, containing 3.280 acres, as per survey by G. Darrell Taylor, Professional Land Surveyor, entitled "Mahesh Prabhakaran Retnamma 1421 Jenks Carpenter Road, Cary, NC 27519" dated September 22, 2022, and attached herein as Exhibit 'B.'

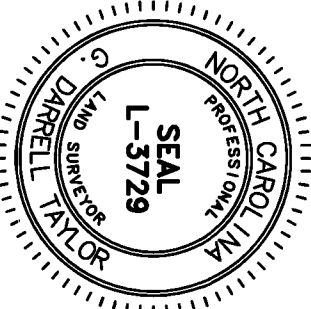


I, G. DARRELL TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY BY ME (DEED DESCRIPTION RECORDED IN BOOK 14108, PAGE 1728; BOOK OF MAPS 1989, PAGE 55); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22ND DAY OF SEPTEMBER A.D., 2022.

G. Darrell Taylor
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-3729

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

ROY H. PEEDIN
JANIE G. PEEDIN
PIN 0743-19-5110
DB 2355-338



VICINITY MAP

LEGEND	
EP	EXISTING FROM PREVIOUS SURVEY
EN	NEW FROM THIS SURVEY
CT	CHAINED TOP POLE
RB	RE-BAR
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
B/C	BACK OF CURB
WM	WATER METER
LP	LIGHT POLE
CP	CALCULATED POINT

NOTES:

BEING ALL OF THAT 3.28 ACRES OF LAND, MORE OR LESS, AS SHOWN ON BOOK OF MAPS 1989, PAGE 55 IN THE WAKE CO. REGISTRY. LOT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

FLOOD NOTE:

NO FEMA FLOOD HAZARD AREAS PER FEMA NUMBER 3720074300K, MAP REVISED 7/19/2022.

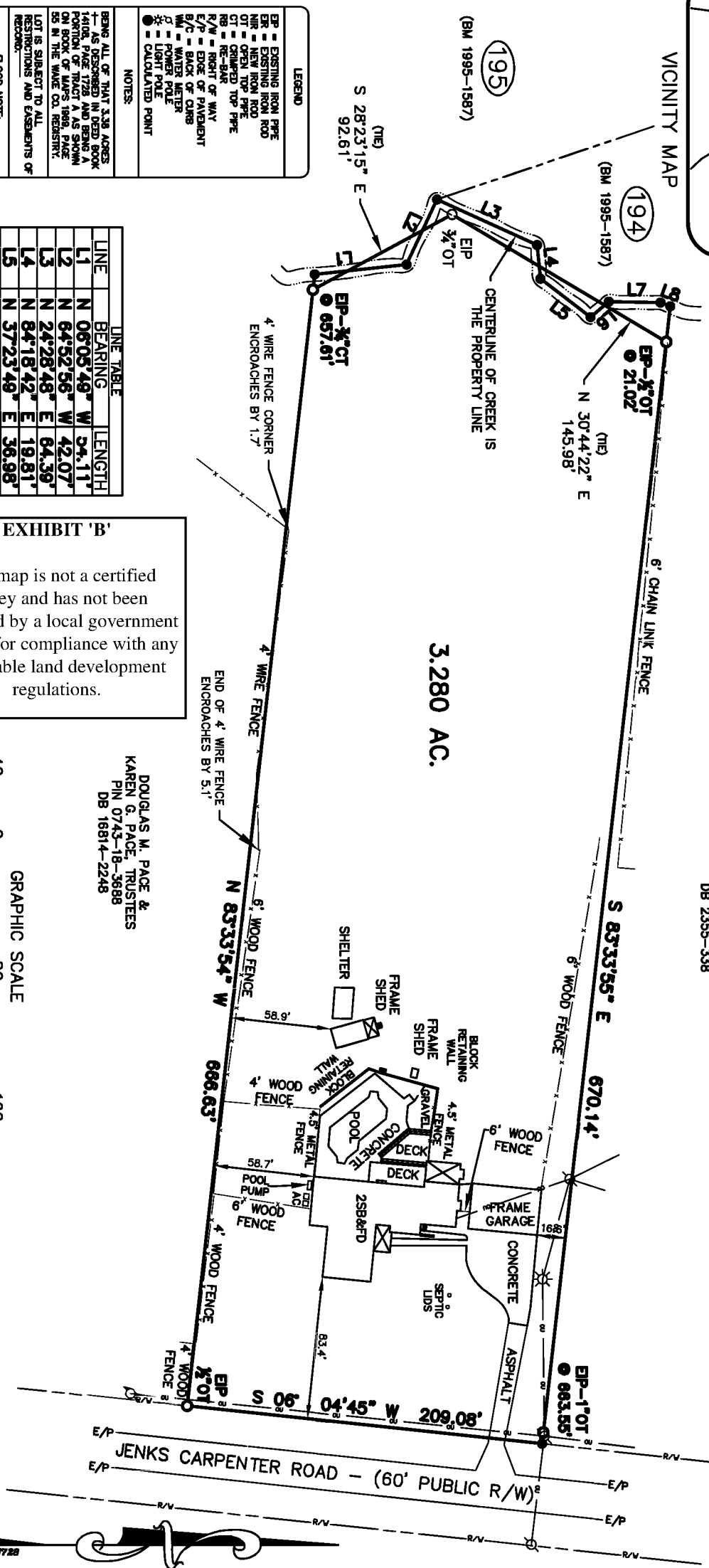
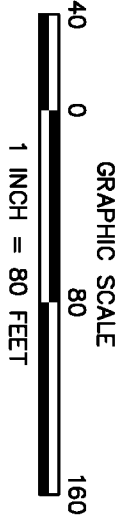
LINE TABLE	
LINE	BEARING
L1	N 06°05'49" W
L2	N 84°52'56" E
L3	N 24°28'48" E
L4	N 84°18'42" E
L5	N 37°23'49" E
L6	N 40°17'50" W
L7	N 01°04'14" E
L8	N 20°15'53" E

LENGTH
54.11'
42.07'
84.39'
19.81'
36.98'
13.98'
30.29'
6.12'

EXHIBIT 'B'

This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations.

DOUGLAS M. PACE &
KAREN G. PACE, TRUSTEES
PIN 0743-18-3688
DB 16814-2248



PROJ. NO.:	2022-673
FILENAME:	RETNAMMA
DRAWN BY:	GDT
SCALE:	1" = 80'
DATE:	09/22/22

MAHESH PRABHAKARAN
RETNAMMA
1421 JENKS CARPENTER ROAD
CARY, NC 27519
WHITE OAK TWP., WAKE CO., N.C.
PIN 0743-18-4950 DB 14108, PG 1728

G. DARRELL TAYLOR
Professional Land Surveyor
2220 Effingham Circle
Raleigh, NC 27615
919.906.8043