

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00

PIN #1754309931

Parcel ID: 0051773

Mail/Box to: GRANTEE

This instrument was prepared by: Hilton Silvers & McClanahan Law PLLC., 7320 Six Forks Road, Suite 100,  
Raleigh, NC 27615

Brief description for Index: Lot 36, Oakwood Acres Subd.

THIS DEED made this 5<sup>th</sup> day of June 2025, by and between

## GRANTOR

Hildegard B. Oakley, widowed

P.O. Box 935  
Knightdale, NC 27545

## GRANTEE

180 Investment LLC  
a North Carolina limited liability companyMailing Address: 1108 Laurens Way  
Knightdale, NC 27545Property Address: 217 Faison Drive  
Knightdale, NC 27545

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 Wake County, North Carolina and more particularly described as:

**Being all of Lot No. 36 according to a map of Oakwood Acres Subdivision recorded in Book of Maps 1958, Page 110, Wake County Registry.**

The property described above was acquired by Grantor by instrument recorded in Book 1406 Page 278.  
A map showing the above-described property is recorded in Book of Maps 1958, Page 110.

All or a portion of the property conveyed ☒ is/☐ is not a principal residence of the Grantor.

submitted electronically by "Hilton Silvers & McClanahan PLLC"  
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.

Grantor covenants with 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; 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 the day and year written above.

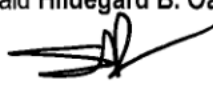
Hildegard B. Oakley by Danny Oakley, Attorney in Fact (SEAL)  
Hildegard B. Oakley by Danny Oakley, Attorney in Fact

Hildegard B. Oakley by Johny Oakley, Attorney in Fact (SEAL)  
Hildegard B. Oakley by Johny Oakley, Attorney in Fact

State of NORTH CAROLINA, County of WAKE

I, the undersigned, a Notary Public of the County and State aforesaid, certify that that **Danny Oakley** and **Johny Oakley**, attorney in fact for **Hildegard B. Oakley**, personally appeared before me this day, and being by me duly sworn says that (s)he executed the foregoing and annexed instrument for and on behalf of the said **Hildegard B. Oakley** and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds, in the County of Wake State of North Carolina, on the 5 day of June, 2025 Book 19924 Page 2178 and that this instrument was executed under and by the virtue of the authority given by said instrument granting him/her power of attorney. I do further certify that the said **Danny Oakley** and **Johny Oakley** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said **Hildegard B. Oakley**.

Date: 6/5/2025

  
Notary signature

(Official Seal)

SCOTT SILVERS, Notary Public  
Notary name:  
My commission expires: 08/29/2027

