

Submitted electronically by ROPER & ASSOCIATES, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,120.00

Parcel Identifier No. 0075952 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: THE ROPER LAW FIRM, P.A., 5660 Six Forks Road, Suite 104, Raleigh, NC 27609

Brief description for the Index: LOT 610, Part 6, Bloomsbury Subdivision

THIS DEED made this 20th day of February, 2025, by and between

GRANTOR

Robert Charles Giles and Jill Moore Giles,
Trustee of the Robert & Jill Giles Trust
dated 2/25/2022
121 Fox Briar Lane
Cary, NC 27518

GRANTEE

Cascal Renovations, LLC
4812 Blue Bird Court, Apt C
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, parcel of land or condominium unit situated in the City of Raleigh, _____ Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 610 in Part 6, Bloomsbury Subdivision as shown on plat recorded in Book of Maps 1920, Page 127, Wake County Registry.

**SEE ATTACHED EXHIBIT "A" WHICH IS
INCORPORATED HEREIN BY REFERENCE**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18937 page 1839.
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 1920 page 127.

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:

ad valorem taxes for the current year; and 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 as of the day and year first above written.

By: _____ (Entity Name) _____
 Print/Type Name: Robert Charles Giles, Trustee (SEAL)

By: _____
 Print/Type Name & Title: _____
 Print/Type Name: Jill Moore Giles, Trustee (SEAL)

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

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

State of NC - County or City of Wake
 I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that
Robert Charles Giles, and Jill Moore Giles, Trustees of the Robert & Jill** 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 20th day of
February, 2025.

** Giles Trust dated 2/25/2022.

My Commission Expires: 7/9/29
 (Affix Seal) _____
 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
 _____ 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 20th day of
 _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____
 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
 _____ personally came before me this day and acknowledged that
 _____ he is the _____ of _____, 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 _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____
 Notary's Printed or Typed Name

Exhibit "A"

BEGINNING AT A POINT ON THE NORTHERN SIDE OF WHITE OAK ROAD, THE SOUTHEAST CORNER OF LOT 611; AND RUNS THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EAST LINE OF LOT 611, 200 FEET TO A STAKE IN A BRANCH, THE NORTHEAST CORNER OF SAID LOT 611; THENCE IN AN EASTERLY DIRECTION ALONG THE VARIOUS MEANDERINGS OF SAID BRANCH 63 FEET TO A STAKE, THE NORTHWEST CORNER OF LOT 609; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF LOT 609, 156 FEET TO A STAKE IN WHITE OAK ROAD, THE SOUTHWEST CORNER OF LOT 609; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SAID NORTHERN BOUNDARY LINE OF WHITE OAK ROAD 50 FEET TO THE POINT OF BEGINNING, THE SAME BEING LOT 610, PART 6, OF BLOOMSBURY IN THE CITY OF RALEIGH, N.C., ACCORDING TO A CERTAIN MAP MADE BY C.L. MANN AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN BOOK OF MAPS 1920 AT PAGE 127.

Exhibit "B"

State of North Carolina
 County of Wake
 Prepared by: The Roper Law Firm PA. Attorneys at Law

CERTIFICATION OF TRUST

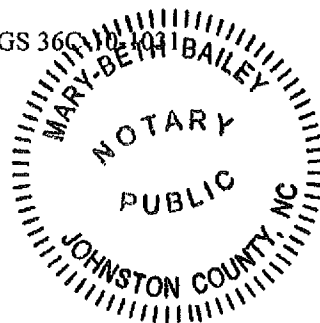
Robert Charles Giles and Jill Moore Giles, the undersigned affiants, do hereby swear and affirm that the following information is true and accurate to the best of their knowledge:

- (1) The Robert & Jill Giles Trust dated February 25, 2022, ("The Trust"), owns the property known as 1825 White Oak Road, Raleigh North Carolina.
- (2) That Robert Charles Giles and Jill Moore Giles are the Trustees of the Trust.
- (3) The Trust is revocable.
- (4) The Trust was formed on February 25, 2022.
- (5) The provisions of the Trust grant to us as trustees, the power and authority to convey interests in real property. There are no restrictions in the Trust that limit the Trustee's authority to convey interests in real property.
- (6) The Trust has not been amended in any way to usurp the power or authority of the Trustees. Said powers or authority of the Trustees have not been revoked, nor have the Trustees been replaced or substituted in favor any other person or persons.
- (7) This Certification of Trust has been done in accordance with NCGS 36C-11.01

This the _____ day of _____, 2025.

Robert Charles Giles (SEAL)
 Robert Charles Giles

Jill Moore Giles (SEAL)
 Jill Moore Giles



STATE OF NC, Wake COUNTY
 I, Mary-Beth Bailey, the undersigned, a Notary Public of the County and State aforesaid, certify that Robert Charles Giles and Jill Moore Giles, Trustees, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 14 day of February, 2025.
 My Comm. Exp.: 7/14/29
Mary-Beth Bailey
 Notary Public