

CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07-14-2020 AT 11:13:32
STATE OF NC REAL ESTATE
EXCISE TAX: \$724.00
BOOK: 017963 PAGE: 01318 - 01319

Excise Tax: \$724.00

Real Estate ID #0461764

After Recording Mail to: Grantee

Prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612

Brief Description for the Index:

Lot 293, Buckhorn Preserve, Phase 1B

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

North Carolina Special Warranty Deed

THIS DEED made this 14th day of July, 2020, by and between:



GRANTOR

CalAtlantic Group, Inc. a Delaware corporation, as a successor to The Ryland Group, Inc., a Maryland corporation, by merger

3600 Arco Corporate Drive, Suite 200
Charlotte, NC 28273

GRANTEE

Blake Edward Rosier, unmarried and Megan Eliza Eaker, unmarried

whose property location address is:
1903 Rothesay Drive
Apex, NC 27502

Enter in appropriate block for each party: name, 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 Grantee to Grantor, 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 the City of Apex, Buckhorn Township, Wake County, North Carolina and more particularly described as follows:

Being all of Lot 293, Buckhorn Preserve, Phase 1B, as shown in Book of Maps 2018, Pages 2096-2099, Wake County Registry.

Property address: 1903 Rothesay Drive, Apex, NC 27502

Submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

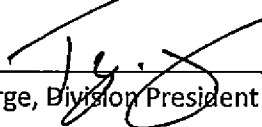
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of real property in fee simple, has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) The lien of ad valorem taxes for the current year and thereafter;
- 2) Easements of record affecting the property;
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized Division President, as of the day and year first written above.

CalAtlantic Group, Inc. a Delaware corporation, as a successor to The Ryland Group, Inc., a Maryland corporation, by merger

By: 
Troy George, Division President

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public of the County and State aforesaid certify that Troy George personally came before me this day and acknowledged that he is Division President of CalAtlantic Group, Inc. a Delaware corporation, as a successor to The Ryland Group, Inc., a Maryland corporation, by merger, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Division President.

Witness my hand and official stamp or seal, this 14th day of July, 2020.
(Stamp or Seal)


Notary Public
Printed Name: Krista Yanez

My Commission Expires: 10/12/22

