

WAKE COUNTY, NC 84  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
04/25/2018 12:49:16

BOOK:017107 PAGE:00592 - 00596

Revenue stamps: \$-0-\*

PIN: 0773-24-4246 ; Real Estate ID: 0448124

Prepared by & Return to: Suzanne B. Allaire, Esq. K&L Gates LLP (Vault Box #123),  
P.O. Box 17047, Raleigh, NC 27619-7047

Brief Description for the Index

GlenPark Open Space and Private Road

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 25<sup>th</sup> day of April, 2018, by and between

GRANTOR

**ASHTON RALEIGH RESIDENTIAL L.L.C.,**  
a North Carolina limited liability company

with a mailing address of:  
5711 Six Forks Road  
Suite 300  
Raleigh, NC 27609

GRANTEE

**GLENPARK OWNERS ASSOCIATION, INC.,**  
a North Carolina non-profit corporation

with a mailing address of:  
5711 Six Forks Road  
Suite 300  
Raleigh, NC 27609

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.

\*Under N.C.G.S. §105-228.29, no excise tax is due in association with a transfer where no consideration in property or money is due or paid by the grantee to the grantor.

WITNESSETH, that Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those certain tracts or parcels of land lying and being in the Town of Cary, Wake County, North Carolina, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the following exceptions:

1. Taxes and assessments for the year 2018 and subsequent years affecting the Property.
2. Easements, rights of way, covenants, conditions, restrictions and other matters of record affecting the Property.
3. Local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the Property.
4. Declaration of Covenants, Conditions and Restrictions for GlenPark recorded in Book 17039, Page 1843, Wake County Registry.
5. Stormwater Control Structure and Access Easement and Agreement, recorded in Book 16842, Page 2313, Wake County Registry.
6. Those matters affecting the Property as shown on plats of survey recorded in Book of Maps 2017, Pages 1338, 1339, 1340 and 1341 and Book of Maps 2017, Pages 1963, 1964, 1965 and 1966, Wake County Registry.

[Signature page follows]

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 19<sup>th</sup> day of April, 2018, and delivered as of the date indicated on the first page of this Deed.

**ASHTON RALEIGH RESIDENTIAL L.L.C.**  
a North Carolina limited liability company

By: [Signature]  
Name: Raymond Rinker  
Title: VP of Land Development

Wake County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Raymond Rinker, VP of Land development

Date: 4.19.18

My Commission Expires: August 27, 2020

[Signature]  
Notary Public  
Print Name: Haley Brown

[Affix Notary Stamp or Seal Below]

**Haley Brown  
Notary Public  
Wake County, NC**

Exhibit A

BEING all those certain tracts or parcels of land located in the Town of Cary, Wake County, North Carolina and being more particularly described as follows:

BEING all that certain tract or parcel of land designated as "OPEN SPACE" and that certain private right of way identified as "GLENPARK PL", GlenPark Subdivision, as shown on plat of survey entitled "Subdivision, Right of Way & Easement Dedication Plat, GlenPark", dated November 30, 2016, prepared by Jeffrey W. Baker, Professional Land Surveyor, of Bateman Civil Survey Company and recorded in Book of Maps 2017, Pages 1338, 1339, 1340 and 1341, Wake County Registry, which plat is referenced for a more particular description.



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**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

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**Charles P. Gilliam  
Register of Deeds**

Wake County Justice Center  
300 South Salisbury Street, Suite 1700  
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

**This Customer Group**

\_\_\_\_\_ # of Excessive Entities

\_\_\_\_\_ # of Time Stamps Needed

**This Document**

\_\_\_\_\_ 5 # of Pages J