

Prepared by: Amy W Osborne, Attorney at Law (without title exam or tax advice)

Return to: Amy W. Osborne, PO Box 7, Cary, North Carolina, 27512

**N.C. Excise Tax \$0.00      Real Estate ID: 0476368**

**Brief Description:** Lot 34 Deer Creek Subdivision, Phase 3

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**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

THIS DEED, made this 7<sup>th</sup> day of December, 2023 by and between Bala Garjala, married of 3521 Cider Cove, Apex, NC 27502, hereinafter referred to as "Grantors"; and

Bala Subrahmanyam Garjala and Nikhita Soma, co-Trustees of The Garjala Living Trust dated December 7, 2023, of 3521 Cider Cove, Apex, NC 27502, hereinafter referred to as "Grantees;"

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, grants, bargains, sells, conveys and specially warrants to the Grantee, the following described real estate, situated at 3521 Cider Cove, Apex, in the County of Wake, State of North Carolina; And more particularly described as follows:

**All of Lot 34 of Deer Creek Subdivision, Phase 3, as shown on map recorded in Book of Maps 2020, Pages 938-941, Wake County Registry, to which maps reference is hereby made for a more particular description.**

Property address: 3521 Cider Cove, Apex, NC 27502

**THE SOLE PURPOSE OF THIS DEED IS TRANSFER TO REVOCABLE LIVING TRUST.**

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 18214, Pages 162-163, Wake County Registry.**

A map showing the above-described property is recorded in Plat Book 2020, Pages 938-941, Wake County Registry.

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.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for the current and subsequent years
2. Easements and covenants, conditions or restrictions of record.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

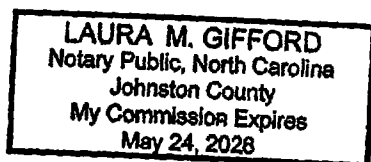
IN TESTIMONY WHEREOF, said Grantor has set her hand and seal the day and year first above written.

*B. Garjala* (SEAL)  
Bala Garjala

STATE OF NORTH CAROLINA, COUNTY OF WAKE:

I, *LAURA M. GIFFORD*, the undersigned, a Notary Public of the county and state aforesaid, certify that Bala Garjala, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial stamp or seal, this the 7<sup>th</sup> day of December, 2023.



*Laura M. Gifford*  
Notary Public

*LAURA M. GIFFORD*  
Printed Name of Notary Public

My commission expires *05/24/2026*