

WAKE COUNTY, NC 38
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/14/2017 11:02:57
STATE OF NC REAL ESTATE
EXCISE TAX: \$3,410.00
BOOK:016967 PAGE:01233 - 01236

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,410.00

Parcel Identifier No. 0273452 and a portion of 0273451 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Jonathan T. Sizemore, Attorney, Adams, Howell, Sizemore & Lenfestey, P.A.
NO TITLE SEARCH NOR TAX ADVICE GIVEN

Brief description for the Index: Lot 12, Academy Street Business Park, BM 2017, PG 2119

THIS DEED made this 6th day of November, 2017, by and between

GRANTOR	GRANTEE
Fuquay Medical Partners, LLC (a North Carolina limited liability company)	Fuquay Retina Real Estate, LLC (a North Carolina limited liability company)
c/o Ley I. Barnett 761 Manchester Drive Raleigh, NC 27609	Address: <u>4414 Lake Boone Trail, Suite 302</u> <u>Raleigh, NC 27607</u>

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 or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

See the attached Exhibit A.

If checked, this property is the principal residence of the Grantor.

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:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2017 Wake County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Grantor(s):

Fuquay Medical Partners, LLC
(a North Carolina limited liability company)

 _____ (SEAL)
By: Ley I. Barnett
Title: Member/Manager

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Ley I. Barnett, personally appeared before me this day and acknowledged that he is the Member/Manager of **Fuquay Medical Partners, LLC** (a North Carolina limited liability company), 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 6th day of November, 2017.

My Commission Expires: 6/27/2022
(Affix Seal)



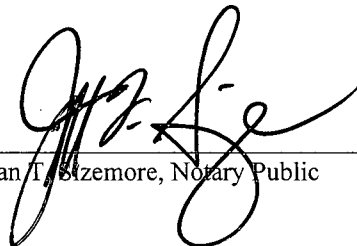
 _____
Jonathan T. Sizemore, Notary Public

Exhibit A

Being all of Lot 12, containing 0.71 acres, Academy Street Business Park, Phase One, according to recombination plat recorded in Book 2017, Page 2119, Wake County Registry.



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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.

**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

4 # of Pages

NJ