

Excise Tax: \$2,300.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 0046544  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Mail after recording to: Blanco Tackabery, PO Drawer 25008, Winston-Salem, NC 27114-5008

This instrument was prepared by: **Amy C. Lanning**

Brief Description for the index

Approximately 5.14 acres +/- , being Lot 1 on Plat recorded in BM2018,  
Page 1741

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 18<sup>th</sup> day of January, 2019, by and between

**GRANTOR**

**RKM CARY, LLC**, a Florida limited liability  
company  
c/o William C. Lloyd  
147 2<sup>nd</sup> Avenue S., Suite 400  
St. Petersburg, FL 33701

**GRANTEE**

**GEMCAP DEVELOPMENT, LLC**, a North Carolina  
limited liability company  
c/o George V. Dunn  
210 W. Fourth Street, Suite 200  
Winston-Salem, NC 27101

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 all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

WITNESSETH, that Grantor, for a valuable consideration paid by 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 in Wake County, North Carolina, more particularly described as follows (the "Property"):

Lot 1 as shown on Book of Maps 2018, Page 1741. Together with easement rights contained in Declaration of Easements, Covenants, Conditions and Restrictions at Book 16133, Page 235, as

BTM:731480v1

Submitted electronically by "Blanco Tackabery & Matamoros, 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.

amended by First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions at Book 17044, Page 2070, and Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions at Book 17260, Page 1057.

The Property was acquired by Grantor by Deed recorded in Book 15782, Page 489, Wake County Registry.

None of the Property includes the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants that they are seized and possessed of the Property and have a right to convey it, and warrant the title against the lawful claims of all persons claiming by, through, and under Grantor, but not further. Title to the Property is subject to the following exceptions:

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, but no further, other than the exceptions as follows:

- a) Ad valorem taxes for the year 2019 and subsequent years;
- b) Easements and restrictions of record; and
- c) Any matters which would be disclosed by a current survey.

**[SIGNATURES BEGIN ON NEXT PAGE]**

SEPARATE SIGNATURE PAGE TO  
NORTH CAROLINA SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

GRANTOR:

RKM Cary, LLC, a Florida limited liability company

By: *William C. Lloyd*  
William C. Lloyd, Member

State of Florida - County of Pinellas

I, a Notary Public in and for Pinellas County and the State aforesaid, certify that William C. Lloyd, Member of RKM Cary, LLC, a Florida limited liability company, personally appeared before me this day and acknowledged to me that he/she signed the foregoing document.

Witness my hand and Notarial stamp or seal, this 16<sup>th</sup> day of January, 2019.

My Commission Expires: 12/1/22  
(Affix Seal)

*Jessica L. Jones*  
Jessica L. Jones Notary Public  
Notary's Printed or Typed Name

