

Excise Tax: \$1,800

REID: 0072964

Instrument Prepared By: Burns, Day & Presnell, P.A. (JMD)

Return To: Manning, Fulton & Skinner, 3605 Glenwood Avenue, Suite 500, Raleigh, NC 27612

Short Description for Index: 107 W. Hargett Street - Raleigh

The property does not include the primary residence of Grantor.

**NORTH CAROLINA
WAKE COUNTY**

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

THIS DEED is made ^{as of} this April 28, 2017, by and between **Albemarle Properties II, LLC**, a North Carolina limited liability company, PO Box 19669, Raleigh, NC 27609, **GRANTOR**, and **MMP Hargett 107, LLC**, a North Carolina limited liability company, 2426 East Lake Drive, Raleigh, NC 27609-761, **GRANTEE**. *(As used in this instrument, the designation of Grantor and Grantee shall include the named parties, and their heirs, successors and assigns, and shall include the singular or plural number, and the masculine, feminine, or neuter gender, both as the context requires.)*

WITNESSETH:

GRANTOR, for a valuable consideration paid by Grantee, the sufficiency and receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee, in fee simple, all that certain real property (the "**Real Property**") lying in Wake County and described as follows:

BEGINNING at a point in the Southerly building line of Hargett Street 79.65 feet in a Westerly direction from the Southwesterly corner of the intersection of Hargett Street and Salisbury Street, said point being in the center of a party wall constructed along the dividing line between the lots herein described and the lot of Mrs. Louise Moore Hornaday; runs thence along the Southerly line of Hargett Street in a Westerly direction 52 feet to the Northeasterly corner of the Hyler lot; thence with Hyler's Easterly line in a Southerly direction 105 feet to a point, Hyler's Southeasterly corner; thence in an Easterly direction and parallel with the Southerly line of Hargett Street, 52 feet to a point, the Southwesterly corner of the O'Quinn and Coble lot, said point being in the center of a party wall; thence along the center of said party wall and with the Westerly line of O'Quinn and Coble lot, and the lot of Mrs. Louise Moore Hornaday, in a Northerly direction 105 feet to the point of beginning; being known and designated as No. 107 West Hargett Street, Raleigh, North Carolina. *(Wake County PIN: 1703685381)*