

WAKE COUNTY, NC 207
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/16/2016 16:35:33
STATE OF NC REAL ESTATE
EXCISE TAX: \$2,440.00
BOOK:016386 PAGE:01496 - 01498

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 2,440.00

Tax Identification Number: 0353085

Mail to: Grantee
Prepared by: *Adcock Law Firm, P.A., John B. Adcock, a licensed North Carolina attorney without title exam, closing or tax advice. Delinquent taxes, if any, to be paid by the closing attorney. (PO Box 1478, Fuquay-Varina, NC 27526)*

Brief Description for the index

Lot 2-B2, BM2003-1493

THIS DEED made this 16th day of MAY, 2016, by and between

GRANTOR	GRANTEE
NORTH CAROLINA HOLDING COMPANY, INC. a North Carolina corporation 4301 Claridge Court Apex, NC 27539-5798	TJ LUBES, LLC a North Carolina limited liability company 928 North Main Street Holly Springs, NC 27540

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 or near the City of Fuquay-Varina, Middle Creek Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 2-B2, according to a plat entitled "Minor Subdivision Map for Ralph E. Smith, Robert C. Smith" dated 8/12/03 prepared by Dennis Lee, PA, RLS and recorded in Book of Maps 2003, page 1493, Wake County Registry, reference to which is hereby made for greater certainty of description.

All or a portion of the property herein conveyed DOES NOT include the primary residence of a Grantor. The property hereinabove described was acquired by Grantor by instrument recorded in Book 12344, page 2149, Wake County Registry.

A map showing the above described property is recorded in Book 2003, Pages 1493.

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.

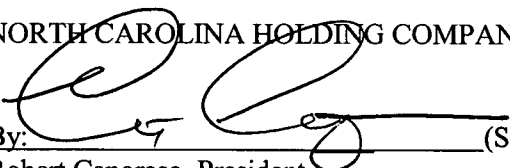
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

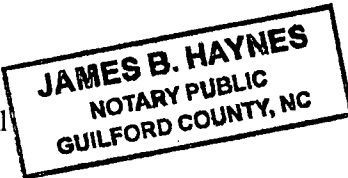
Title to the property hereinabove described is subject to the following exceptions:

- 1. Taxes for the year 2016 and subsequent years, not yet due and payable;
- 2. Easement to Carolina Power and Light Company recorded in Book 12831, Page 433, Wake County Registry;
- 3. Building restriction lines, easements and other matters shown on plat recorded in Book of Maps 2003, Page 1493, Wake County Registry;
- 4. Easement to North Carolina Department of Transportation recorded in Book 4868, Page 21, Wake County Registry;
- 5. Easement to Town of Fuquay Varina recorded in Book 3120, Page 115, Wake County Registry;
- 6. All easements, covenants and matters of record and/or that would be disclosed by a current and accurate survey.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

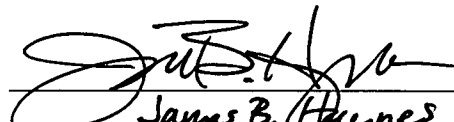
NORTH CAROLINA HOLDING COMPANY, INC.

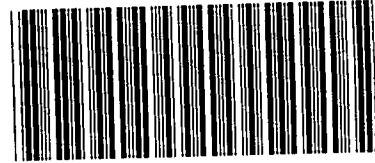

 By: _____ (SEAL)
 Robert Caporaso, President

Notary Seal 

NORTH CAROLINA
Guilford COUNTY

I, the undersigned Notary Public, do hereby certify that Robert Caporaso personally came before me this day and acknowledged that he is President of North Carolina Holding Company, Inc., a North Carolina corporation, and that he as President, being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal this 16th day of May, 2016.


 _____ Notary Public
James B. Haynes (printed name)
 My commission expires: 4/22/17



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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.

**Laura M. Riddick
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

 3 # of Pages

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