

JB  
4/2/19

Excise Tax \$7,420.00	Recording Time, Book and Page
Tax Lot No.: _____ Parcel Identifier No. <u>9789-29-4513</u> <i>OB</i>	
Verified by _____ County on the _____ day of _____, 20____	
by _____	
Mail after recording to <u>Grantee</u>	
This instrument was prepared by: <u>Forrest Firm, P.C. (without title examination)</u>	
Brief Description For The Index: <span style="border: 1px solid black; padding: 5px; display: inline-block;">See Exhibit A attached</span>	

**NORTH CAROLINA GENERAL WARRANTY DEED**

**THIS DEED** made this 21<sup>st</sup> day of December, 2021, by and between:

GRANTOR	GRANTEE
<p>J. CAR HOLDINGS, LLC, a North Carolina limited liability company</p> <p>2124 Beneventum Court Raleigh, NC 27606</p>	<p>Rocket Wash Express Real Estate, LLC. a North Carolina limited liability company</p> <p>276 W. Millbrook Road Pittsboro, NC 27615</p>

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.

Submitted electronically by "Brady Law Firm PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Orange County Register of Deeds.

**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, subject to the easements, restrictions, reservations, covenants, conditions and other exceptions set forth below, unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, Orange County, North Carolina, as more particularly described in **Exhibit A** attached hereto (“**Property**”).

The Property was acquired by Grantor by instrument recorded in Book 6336 at Page 392, Orange County Register of Deeds.

The Property does not include the primary residence of Grantor.

The Property is conveyed subject to the ad valorem taxes of 2021 and all subsequent years and all easements, rights-of-way and restrictions of record.

**TO HAVE AND TO HOLD**, subject to the above referenced exceptions, the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Subject to the above referenced exceptions, Grantor covenants with Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the Property in fee simple, that title of the Property is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title of the Property against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

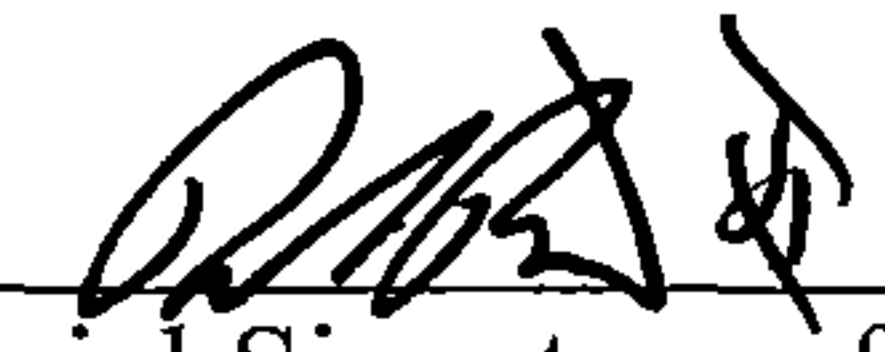
IN WITNESS WHEREOF, Grantor has executed this instrument on the day and year first above written.

J. CAR HOLDINGS, LLC  
  
\_\_\_\_\_  
Randy Baker, Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that Randy Baker person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity so indicated.

  
\_\_\_\_\_  
Official Signature of Notary Public

Date: 12/21/2021

Douglas Boyette #  
\_\_\_\_\_  
Notary's Printed or Typed Name, Notary Public

(Official Seal)

My commission expires: 4/5/2023

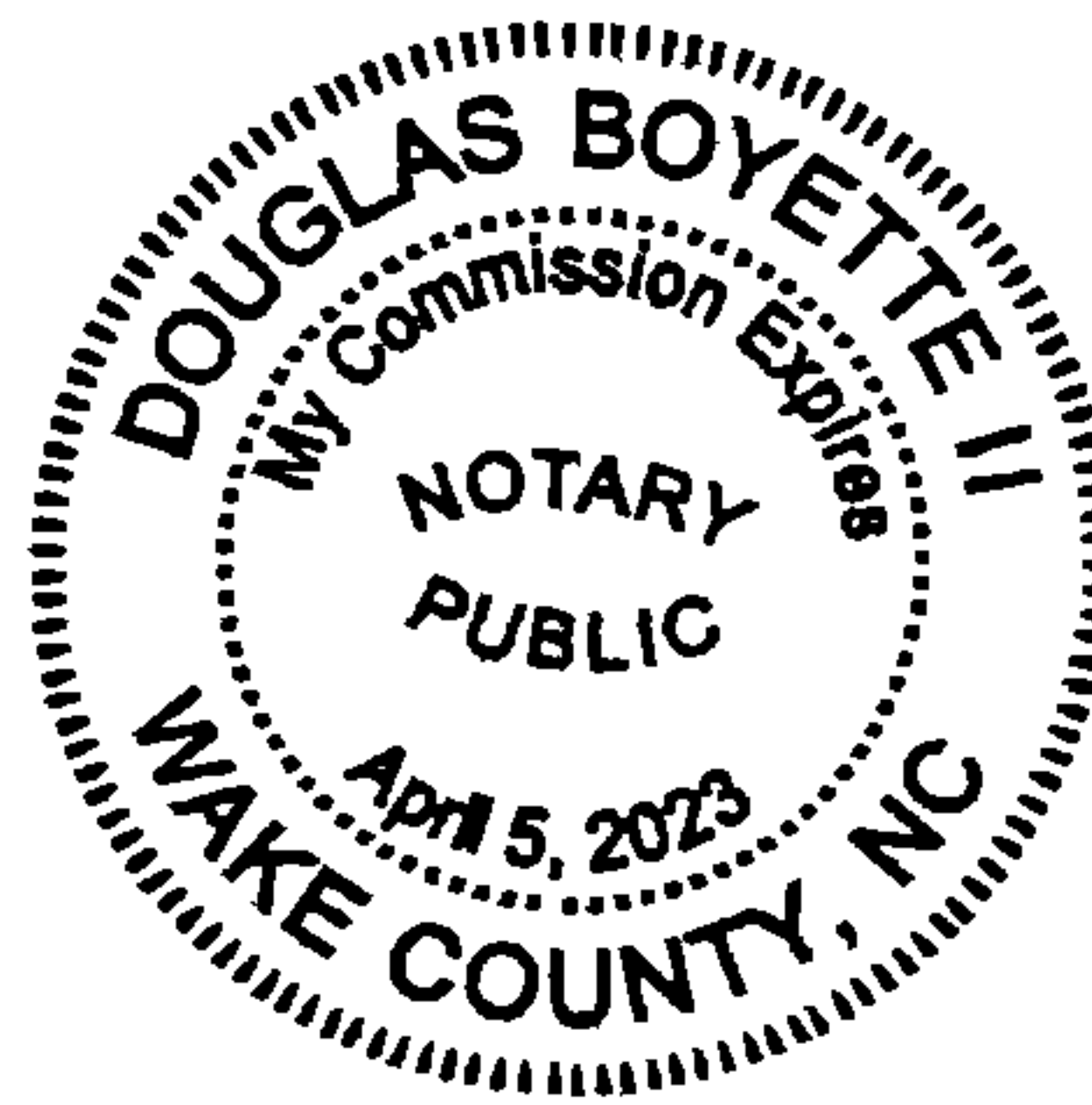


EXHIBIT A

Beginning at an existing iron pipe on the Western R/W of Martin Luther King Jr. Blvd. Said point having N.C. grid coordinates of N=799,521.46' and E= 1,982,653.57' (NAD'83/2001) Thence runs S 71-01'-27" W 211.06' to an existing iron pipe; thence runs N 03-20'08" W 264.78' to an iron pipe set; thence runs N 84-18'-56" E 188.80' to an iron pipe set on the Western R/W of Martin Luther King, Jr. Blvd. Thence runs with said R/W along a curve to the left having a radius of 2,866.56' and arc length of 216.16' and a chord bearing and distance of S 07-12'-41" E 216.11' to the point and place of beginning. This tract contains 47,008 sq. ft. or 1.08 acres and is the same parcel as recorded in DB RB6031, pg. 5830 Orange County Registry.