

WAKE COUNTY, NC 149
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/27/2018 13:56:42
STATE OF NC REAL ESTATE
EXCISE TAX: \$950.00
BOOK:017226 PAGE:00391 - 00394

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 950.00

Parcel Identifier No. 0005747 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: closing atty: David R Godfrey SAVAGE AND GODFREY

Brief description for the Index: _____

THIS DEED made this 27th day of August, 2018, by and between

GRANTOR

Julious W Seagroves and wife
Bethsaida S Seagroves
489 Heritage Drive
Apex, NC 27523

GRANTEE

Brian Hamilton Capital LLC
113 Charlemagne Court
Cary, NC 27511

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, parcel of land or condominium unit situated in the City of Apex, White Oak Township, Wake County, North Carolina and more particularly described as follows:

See Exhibit A hereto for description

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15676 page 1421.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

Subject to easements and restrictions of record, matters shown on recorded plats of the subject property and ad valorem taxes for the current year

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

By: _____ (Entity Name) Julious W. Seagroves (SEAL)
Print/Type Name: Julious W Seagroves

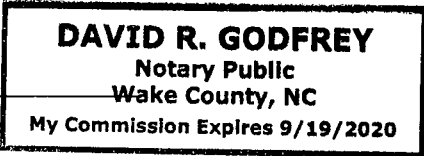
By: _____
Print/Type Name & Title: _____ Bethsaida S Seagroves (SEAL)
Print/Type Name: Bethsaida S Seagroves

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

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 Julious W Seagroves and wife Bethsaida S Seagroves personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27th day of August, 20 18.



My Commission Expires: _____ (Affix Seal)

David R. Godfrey
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 _____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 _____ day of _____, 20 _____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name

SCHEDULE A

FIRST LOT: BEGINNING at an iron stake on the western side of Salem Street, marking what was formerly A. D. Upchurch's northeastern corner, and runs thence North $31\frac{1}{2}$ degrees East $21\frac{1}{2}$ feet to an iron stake on Salem Street; thence North $57\frac{1}{2}$ degrees West 115 feet five inches to an iron stake in A. J. Edwards' (formerly Harward's) line; thence South $31\frac{1}{2}$ degrees West 25 feet to an iron stake in said Harward's line; thence South $57\frac{1}{2}$ degrees East 115 feet and five inches to an iron stake on the western side of Salem Street, M. G. Upchurch's (formerly A. D. Upchurch) corner $3\frac{1}{2}$ feet southwest from the first station; thence North $31\frac{1}{2}$ degrees East 3 feet and 6 inches to the BEGINNING, and being the first lot described in Deed from B. H. Pate and wife, J. E. Massey and wife, dated December 7, 1919, recorded in Book 352, Page 322, in the office of the Register of Deeds for Wake County, North Carolina. There is deducted, excepted and not conveyed by this deed that part of the said lot of land conveyed by B. H. Pate and wife to M. G. Upchurch or to Apex Mercantile Company by deed recorded in of the office of said Register of Deeds. See Book 259, Page 74.

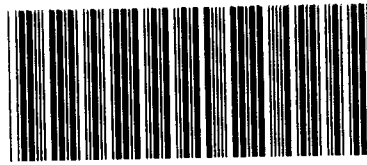
SECOND LOT: Adjoins the first lot, above described, on its southwestern side and is bounded and described as follows: BEGINNING at an iron stake on the western side of Salem Street, the southeastern corner of the first lot herein conveyed, and runs thence northwesterly 100 feet to B. H. Pate's line; thence Southwesterly 8 inches with said line to a point; thence southeasterly 100 feet to Salem Street; thence northeasterly 8 inches to the BEGINNING. This is a part of the land on which the northern wall of the M. G. Upchurch building covers, and is the second lot described in deed to J. E. Massey and wife, from B. H. Pate and wife, dated December 7, 1919, and recorded in Book 352, Page 322, office of the Register of Deeds for Wake County, North Carolina, and is subject to party wall agreement as set out in said deed and in deed from Apex Mercantile Company, Inc. to B. H. Pate dated July 3, 1911, and recorded in Book 286, Page 345, Wake County Registry.

The land described above is the first parcel described in deed from Gurney P. Hood Commissioner of Banks, to Z. Fonville, dated October 21, 1935, and recorded in Book 711, at Page 125, in the office of said Register of Deeds. The said land was devised to Zua W. Fonville by the fifth item of the will of Z. Fonville, which will is recorded in Book of Wills "P" at page 147, in the office of the Clerk of Superior Court of Wake County, North Carolina.

The said property is conveyed subject to any right the party owning the property located on the northeastern side of the property described above may have in the northeastern wall of the building on said land and any right the said party may have acquired in the northeastern side of said land by accuying same, and also subject to easement of the sidewalk or street over that part of the front end of said lot which is now included in said sidewalk or street.

See Book 1575, Page 277, 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 *P*