

WAKE COUNTY, NC 44
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/27/2018 11:28:00
STATE OF NC REAL ESTATE
EXCISE TAX: \$596.00
BOOK:017109 PAGE:02493 - 02496

Excise Tax \$ 596.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 0746926093
Verified by _____ County on the ____ day of _____, 20__ by _____

Mail after recording to: **Grantee**

This instrument was prepared by: **Richard M. Hutson, II, Esq., Hutson Law Office, P.A., PO Drawer 2252-A, Durham NC 27702**

Brief description for the Index

Unit 1309, Bldg 1300, Copeland Oak Center Condominium.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made April 24, 2018, by and between

GRANTOR

**Family Investment and Real Estate Company,
a North Carolina corporation
2901 North Duke Street
Durham NC 27705**

GRANTEE

**Lashley One, LLC,
a North Carolina limited liability company
201 Tibbets Rock Drive
Cary NC 27513**

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 interest in all that certain lot or parcel of land situated in the Town of Morrisville, Wake County, North Carolina, and more particularly described as follows:

BEING all of Unit(s) 1309, Building 1300, of COPELAND OAK CENTER CONDOMINIUM (the "Condominium") as designated and described in the Declaration Creating Unit Ownership and Establishing Restrictions for Copeland Oak Center Condominium and all recorded Amendments thereto (the "Declaration") under the provisions of Chapter 47C of the North Carolina General Statutes (The North Carolina Condominium Act) creating said Condominium filed for registration and recorded in Deed Book 8558, Page 772, and in Condominium File Number 243 of the Wake County Registry, reference to such Declaration of Condominium, Amendments thereto, and the Exhibits attached thereto at the time of filing thereof (including the legal description and the plans of the Condominium) being hereby made for a more specific description of said Unit, together with the undivided allocated interests in and to the common elements as described and set forth in said Declaration, Amendments thereto, and the Exhibits attached thereto at the time of filing thereof, reference to said Declaration, Amendments, and the Exhibits attached thereto being hereby made for a more detailed description of said common elements.

TOGETHER WITH the right of retail use currently permitted by the Town of Morrisville, which shall in no event exceed thirty percent (30%) of the interior square footage of said Unit 1309 (approximately 675 square feet). Notwithstanding any provision in this Deed to the contrary, Grantor makes no warranties with respect to this right of use.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 13230, page 906**, Wake County Registry.

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 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, except for the exceptions hereinafter stated.

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

1. 2018 ad valorem taxes
2. Restrictions appearing of record in Book 8558, at page 772; Book 8656, at page 1073; Book 8693, at page 1766; and Book 8953, at page 368; Wake County Registry.
3. Matters shown on recorded plat in Condominium File 2000, at pages 243 A1 through B6, Wake County Registry.
4. Easement(s) and/or Right(s)-of-Way to Carolina Power and Light recorded in Book 8411, at page 1081, Wake County Registry.
5. That certain unrecorded Commercial Space Lease dated March 25, 2015, by and between Family Investment Real Estate and Hardware Distributors, Inc. for a term that expires on May 31, 2018.
6. Rights of others in and to any party walls and common areas.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

FAMILY INVESTMENT AND REAL ESTATE
COMPANY


By: 
Robert N. Rosenstein, President

NORTH CAROLINA
WAKE COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Robert N. Rosenstein, President of Family Investment and Real Estate Company, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 24th day of April, 2018.




Notary Public



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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 J