

WAKE COUNTY, NC 220
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/21/2015 16:09:23
STATE OF NC REAL ESTATE
EXCISE TAX: \$2,420.00
BOOK:016157 PAGE:02317 - 02319

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,420.00
Real Estate ID/Account No.: 0250681
Parcel Identification No./PIN: 0756343713
Brief Description for Index: Lot 8 AIRPARK
SEND TAX NOTICES AND BILLS TO: GRANTEE
MAIL After Recording To: GRANTEE
This Instrument Prepared By: Michael S. Yopp, Attorney at Law, P.A.

THIS DEED is made as of the last date set forth in the notary acknowledgment(s) below, by and between
BCE HOLDINGS, LLC (a/k/a B.C.E. Holdings, LLC)
GRANTOR,
whose address is P.O. Box 565, Morrisville, North Carolina 27560,
TO
MATTHEW T. RAUSCH AND MARCUS A. MOORE,
a tenants in common and not as joint tenants,
GRANTEE, whose address is 2007 Whittington Drive, Raleigh, North Carolina 27614.

 N/A If checked, the property includes the primary residence of at least one of the Grantor; otherwise, note as "N/A"
[Pursuant to N.C.G.S. § 105-317.2]

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 granted, bargained, sold and conveyed 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 the City/Town of Morrisville, Cedar Fork Township, WAKE County, North Carolina and more particularly described as follows:

BEING all of Lot 8, AIRPARK, according to a plat entitled "RECOMBINATION SURVEY, AIRPARK, Lots 7 & 8, Morrisville, Wake Co., NC" recorded in Book of Maps 2003, Page 1454, Wake County Registry. See also, Book of Maps 2005, Page 521, Wake County Registry.

Property Location Address:
137 Trans Air Drive
Morrisville, North Carolina 27560

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 10381, Page 570.**

A map showing the above described property is recorded in **Book of Maps 2003, Page 1454; see also, Book of Maps 2005, Page 521.**

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 person whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All valid and subsisting Easements, Restrictions, Covenants, Conditions and Rights-of-Way properly of record, if any, including any amendments or supplements thereto, and current year ad valorem taxes.

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 set forth in the notary acknowledgment(s) below.

BCE HOLDINGS, LLC (a/k/a B.C.E. Holdings, LLC)

By: *Lyle A. Blue* (SEAL)
Lyle A. Blue, President and sole Member and Manager

NOTARY ACKNOWLEDGMENT(S)

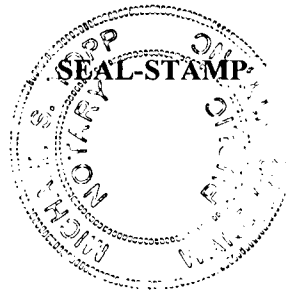
STATE OF NORTH CAROLINA, WAKE COUNTY.

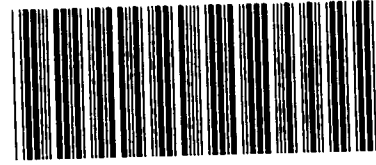
I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Lyle A. Blue, President and sole Member and Manager of BCE HOLDINGS, LLC (a/k/a B.C.E. Holdings, LLC)**, Grantor, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose(s) stated therein and in the capacity(ies) indicated.

Witness my hand and official stamp or seal, this 09 21 /15.

My Commission Expires: 10-08-2018

Michael S. Yopp Notary Public
Notary Public Name Printed: Michael S. Yopp





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**WAKE
COUNTY**
NORTH CAROLINA

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 Time Stamps Needed

This Document

 3 # of Pages *K*