

WAKE COUNTY, NC 72
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/22/2016 12:58:52
STATE OF NC REAL ESTATE
EXCISE TAX: \$2,120.00
BOOK:016360 PAGE:01889 - 01893

Excise Tax \$2,120.00

Recording Time, Book and Page

Parcel Identifier No.: 0018334

After recording mail to: Grantee

This Instrument was prepared by: Weatherspoon & Voltz LLP (without title examination)

Brief description for the Index

1501-13 South Bloodworth Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ____ day of April, 2016, by and between

GRANTOR	GRANTEE
DIMMETTE PROPERTIES, LLC a North Carolina limited liability company 4823 N. Graham Street Charlotte, North Carolina 28269	BAM BAM REALTY, LLC, a North Carolina limited liability company 6056 Ulmerton Road Clearwater, FL 33760

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 the City of Raleigh, Raleigh Township, County of Wake, State of North Carolina, and being more particularly described as follows:

SEE ATTACHED EXHIBIT A

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6364, Page 131 of the 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 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:

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

1. Taxes and assessments for the year 2016, prorated as of the date hereof, and subsequent years, not yet due and payable.
2. Restrictions as set forth in Deeds recorded in Book 971, Page 275 and Book 1090, Page 351, Wake County Registry.
3. Easements, setback lines and any other matters shown on plat recorded in Book of Maps 1946, Page 87 and Book of Maps 1983, Page 419, Wake County Registry.
4. Easement(s) in favor of Carolina Power & Light Company as recorded in Book 3206, Page 693 and Book 1278, Page 369, Wake County Registry.
5. Deed of Easement for Public Street and Adjacent Easement for Temporary Construction Purposes recorded in Book 8080, Page 1807, Wake County Registry.
6. Termination of Right of First Refusal recorded in Book 13370, Page 2408, Wake County Registry.

[Remainder of page blank - signature page to follow]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

DIMMETTE PROPERTIES, LLC,
a North Carolina limited liability company

Cynthia Dimmette
By: Cynthia Dimmette, Member

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

I, Shelby A. Thomas, a Notary Public for said County and State, certify that the following person(s) personally appeared before me this day, and acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Cynthia Dimmette

Witness my hand and official seal, this 8 day of April, 2016.

Shelby A. Thomas
Notary Public

My Commission Expires: Feb 26, 2017

Printed Name of Notary: Shelby A. Thomas

[Affix Official Seal/Stamp]

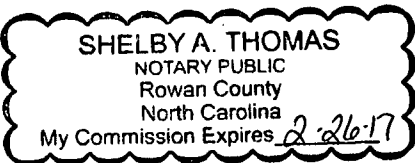


EXHIBIT A

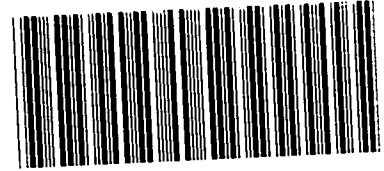
Legal Description

TRACT 1:

BEGINNING at a point in the eastern line of South Bloodworth Street extended as shown on said map, said point being 300 feet south of the southeast intersection of Farmer Street, with South Bloodworth Street; runs thence South 85° 00' East to a point where said line intersects the west line of the right of way for the spur track shown on said map, the distance between the beginning point and the intersection of the line with the spur track being about 190 feet runs thence in a southwestwardly direction and along the western boundary line of the right of way reserved for said spur track as shown on said map a distance of about 270.8 feet to a point where said line intersects the north property line of the property of the State of North Carolina; runs thence along the line of the property of the State of North Carolina S 86° 00' West 93.4 feet to an iron stake in the eastern line of South Bloodworth Street; runs thence North 5° 00' East along the East line of South Bloodworth Street a distance of 264.2 feet to an iron stake, the place of beginning.

TRACT 2:

BEGINNING at a point where the East property line of South Bloodworth Street intersects the South property line of Farmers Street, runs thence South 85° 00' East along Farmers Street 300 feet to a point where the South line of Farmers Street intersects the West line of a spur track shown on the said map; runs thence in a Southern direction along the West line of said spur track 300 feet to a point in the West line of said spur tract, said point being the Northeast corner of a lot heretofore conveyed by the party of the first part to the parties of the second part; runs thence North 85° 00' West 190 feet to a point in the East property line of South Bloodworth Street, as shown on the said map runs thence along the East property line of South Bloodworth Street North 5° 00' East 300 feet to the point and place of Beginning.



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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

5 # of Pages 