

Prepared by and Hold for: Kristoff Law Offices, P.A. (Box 3)
 The property conveyed herein is not Grantor's principal residence

Revenue Stamps: \$893.00

NORTH CAROLINA
 WAKE COUNTY

Parcel ID No.: 449232

GENERAL WARRANTY DEED

THIS DEED made this 14th day of February, 2019, by and between MANGRUM BUILDING, LLC, a North Carolina limited liability company, **Grantor**, whose address is 412-A East Williams Street, Apex, North Carolina 27502; and RAFI LAMI, **Grantee**, whose address is 200 SW Maynard Road, Cary, North Carolina 27511 (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 give, grant, bargain, and convey unto the Grantee, that certain lot or parcel of land situated in the Town of Cary, Cary Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot B, containing 0.2970 acre, more or less, as shown on a map recorded in Book of Maps 2017, Page 1616, Wake County Registry, to which plat reference is hereby made for a full and complete description of said lot.

For chain of title, see Deed Book 17010, Page 2529, Wake County Registry.

SUBJECT, HOWEVER, to the following Exceptions:

1. Ad Valorem taxes for the year 2019 and thereafter;
2. Easements, Restrictions, Rights-of-Way, and other appurtenances of record in the Wake County Registry.

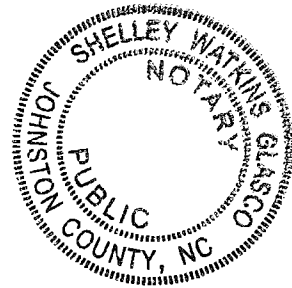
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee, that the 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 of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated herein.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by the authority of its Board of Directors, the day and year first above written.

MANGRUM BUILDING, LLC,
a North Carolina limited liability company

By: Elizabeth F Mangrum (SEAL)
Manager



NORTH CAROLINA

COUNTY OF Johnston

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Elizabeth F. Mangrum, Manager

Date: February 15, 2019 Shelley Watkins Glasco

Print Name: Shelley Watkins Glasco

My Commission Expires: 4-17-2021