

WAKE COUNTY, NC 139  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
04/25/2014 AT 12:06:47  
STATE OF NC REAL ESTATE  
EXCISE TAX: \$10,900.00  
BOOK: 015640 PAGE: 00332 - 00335

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$10,900

Parcel Identifier No. 1704501197 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Bobby D. Hinson, Esq., King, Palmer & Thigpen, P.A., 1300 Baxter Street, Suite 300, Charlotte, NC 28204

This instrument was prepared by: Lynch & Eatman, L.L.P., P.O. Box 30515, Raleigh, NC 27622 (without title examination)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 22 day of April, 2014, by and between

GRANTOR

PHP Development, LLC, a North Carolina limited liability company  
3111 Glenwood Avenue  
Raleigh, NC 27612

GRANTEE

Glenwood South Raleigh Apartments, LLC  
15 East Center Street  
Lexington, NC 27292

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 or parcel of land situated in Wake County, North Carolina, and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

All or a portion of the property herein conveyed  includes or  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 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, other than the following exceptions: all easements, restrictions and rights of way of record and the lien of 2014 ad valorem taxes.

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

PHP DEVELOPMENT, LLC \_\_\_\_\_ (SEAL)

(Entity Name)

Print/Type Name: \_\_\_\_\_

By: JCW \_\_\_\_\_ (SEAL)

Print/Type Name & Title: J. Cross Williams, Jr., Manager \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

State of North Carolina  
County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that J. CROSS WILLIAMS, JR. personally came before me this day and acknowledged that he is the Manager of PHP Development, LLC, a North Carolina limited liability company, 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 22 day of April, 2014.

(Affix Seal)



Katherine B. Wilkerson

Notary Public  
Katherine B. Wilkerson

Typed or Printed Name

My Commission Expires: 12-29-17

EXHIBIT A

Being all of New Lot 1 as shown on that map entitled "Recombination Plat For: PHP Development, LLC" prepare by Stewart and recorded in Book of Maps 2008, Page 2126.