

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1300.00

Parcel Identifier No. 0734729045 Tax Lot # 0240623

Mail after recording to: Grantee

This instrument was prepared by: Stark Law Group, PLLC, 6011 Farrington Road, Ste. 300, Chapel Hill, NC 27517, (w/o benefit of title examination)

Brief description for the Index: 201 Wellesley Trade Lane, Cary, NC 27519

THIS DEED made this 16<sup>th</sup> day of January, 2018, by and between

Grantor	Grantee
<p><b>RDMB Group, LLC,</b>  <b>a NC Limited Liability Company</b>            312 Cloister Court            Chapel Hill, NC 27514</p>	<p><b>Cary Ivybrook, LLC</b>  <b>2501 Ashcraft Avenue</b>  <b>Monroe, NC 28110</b></p>

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 instruments recorded in Book 15909, at Page 2272, at the Wake County Register of Deeds.

All or a portion of the property herein conveyed \_\_\_ does / X does not include the primary residence of a Grantor.

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:

1. Ad valorem taxes for 2018 and subsequent year, taxes not yet due and payable.
2. BM: 1997, Page: 2082, Wake County Registry.
3. Drainage, Utility, Construction and Parking Easement from RDMB Group, LLC to Tinton, LLC, dated 1/16/18.
4. Any and all easements, restrictions and/or rights of way of record.

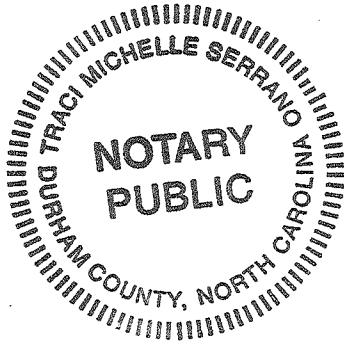
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**RDMB Group, LLC, a NC Limited Liability Company**

*Louis P. Gonzalez* (SEAL)

By: Louis P. Gonzalez  
Title: Member/Manager

(SEAL/STAMP) State of NORTH CAROLINA – County of Durham



I, Traci Michelle Serrano, a Notary Public of the County and State aforesaid, do hereby certify that Louis P. Gonzalez personally appeared before me this day and acknowledged that he is the Member/Manager of **RDMB Group, LLC**, a NC Limited Liability Company, and by authority duly given, he executed the foregoing instrument in its name and on its behalf for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16<sup>th</sup> day of

January, 2018  
*Traci Michelle Serrano*  
Notary Public

My Commission Expires: 2/20/22

**“EXHIBIT A”**

Beginning at the Northwest corner of Wellesley Trade Lane and Green Level West Road (S.R. 1615) and BEING all of Lot 8, containing 1.952 acres according to that certain survey and plat entitled “Exempt Final Plat of Recombination For TINTON, LLC,” as prepared by Triangle Surveyors, dated 11/20/2017 and recorded in Plat Book Map 2017, Page 2541, Wake County Registry.