

WAKE COUNTY, NC 150
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/30/2015 13:08:33
STATE OF NC REAL ESTATE
EXCISE TAX: \$6,000.00
BOOK:016199 PAGE:00508 - 00514

Excise Tax: \$6,000.00

Tax Parcel Identifier No. 1703494526

Mail after recording to: Wall Babcock LLP (GMY), 1076 W. Fourth St., Winston-Salem, NC 27101

This instrument was prepared by: Wall Babcock LLP (GMY), 1076 W. Fourth St., Winston-Salem, NC 27101

Brief description for the Index: 21 Glenwood Avenue, Raleigh, North Carolina

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30 day of October, 2015 by and between

GRANTOR

RBC PARTNERS, LLC, a North Carolina limited liability company

STEF, LLC, a North Carolina limited liability company

GAMMON FAMILY PROPERTIES LIMITED LIABILITY COMPANY, a North Carolina limited liability company

21 Glenwood Avenue
Raleigh, North Carolina 27603

GRANTEE

21 GLENWOOD PARTNERS, LLC, a North Carolina limited liability company

P.O. Box 341
Dobson, North Carolina 27017

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 Exhibit A, attached hereto and incorporated by reference.

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 16112, Page 1520, Wake County Registry.

All or a portion of the property herein conveyed does not include the primary residence of 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 except for the exceptions hereinafter stated.

1. Ad valorem taxes for 2015 and subsequent years.
2. Easements, rights-of-way, covenants, restrictions and other matters of record.

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

RBC Partners, LLC
 a North Carolina limited liability company

By: [Signature]
 Name: Richard K. Bryant
 Its: RBC

STEF, LLC
 a North Carolina limited liability company

By: _____
 Name: _____
 Its: _____

Gammon Family Properties Limited Liability Company
 a North Carolina limited liability company

By: _____
 Name: _____
 Its: _____

STATE OF NC
 COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Richard K. Bryant.

Date: 10-26-2015

[Signature]
 Notary Public
 Print Name: Eve Nutter
 My commission expires: 3-15-2017



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 except for the exceptions hereinafter stated.

1. Ad valorem taxes for 2015 and subsequent years.
2. Easements, rights-of-way, covenants, restrictions and other matters of record.

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

RBC Partners, LLC
a North Carolina limited liability company

By: _____
Name: _____
Its: _____

STEF, LLC
a North Carolina limited liability company

By: *RM*
Name: *Robert m. Abec*
Its: *A*

Gammon Family Properties Limited Liability Company
a North Carolina limited liability company

By: _____
Name: _____
Its: _____

STATE OF _____
COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____.

Date: _____

Notary Public

Print Name: _____

[Official Seal]

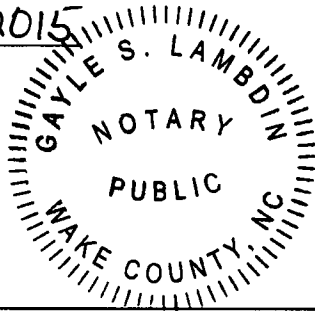
My commission expires: _____

STATE OF North Carolina
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Robert M. Abere.

Date: 10-26-2015

[Official Seal]



Gayle S. Lambdin
Notary Public

Print Name: GAYLE S. Lambdin

My commission expires: 12-27-2016

STATE OF _____
COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____.

Date: _____

[Official Seal]

Notary Public

Print Name: _____

My commission expires: _____

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 except for the exceptions hereinafter stated.

1. Ad valorem taxes for 2015 and subsequent years.
2. Easements, rights-of-way, covenants, restrictions and other matters of record.

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

RBC Partners, LLC
a North Carolina limited liability company

By: _____
Name: _____
Its: _____

STEF, LLC
a North Carolina limited liability company

By: _____
Name: _____
Its: _____

Gammon Family Properties Limited Liability Company
a North Carolina limited liability company

By: _____
Name: Ronald Gammon
Its: MANA

STATE OF NC
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Ronald Gammon

Date: 10/22/15

Lisa Knox Rose
Notary Public

Print Name: Lisa Knox Rose

My commission expires: 10/05/2018

[Official Seal]

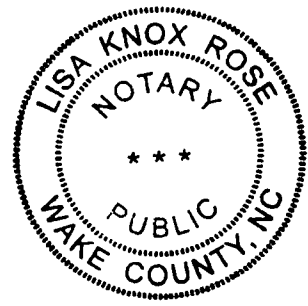
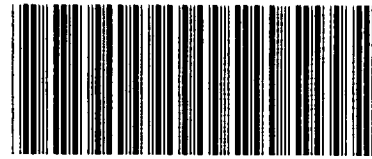


Exhibit A

Legal Description

Being all of Lot 1 as recorded on plat by John A. Edwards & Company, Consulting Engineers, dated October 7, 1987, and recorded in Book of Maps 1987, Page 1749, Wake County Registry.

Being all of Lot 2 containing 0.5892 acres or 25,664.01 square feet as recorded on plat by John A. Edwards & Company, Consulting Engineers, dated September 30, 1994, and recorded in Book of Maps 1994, Page 1510, Wake County Registry.



BOOK:016199 PAGE:00508 - 00514



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

_____ 7 # of Pages *P*