

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$5,800.00
Real Estate ID: 51229, 51230

This instrument prepared by: Robert L. Brown, Attorney at Law, 801 Gardner Street, Raleigh, NC 27607

Mail/Box To: Timothy F. Umland, Mohs Widder Paradise LLC, 20 North Carroll Street, Madison, WI 53703

Brief description for the Index: 219 West Martin Street and 307 South Dawson Street

THIS DEED, made and entered into this 4th day of December, 2018, by and between, Spragoo Holdings, LLC, a North Carolina limited liability company, 230 Noble Road, Raleigh, NC 27608, Mary Gurganus, 222 Glenwood Ave. #607, Raleigh, NC 27603, and Robert L. Brown, 801 Gardner Street, Raleigh, NC 27607, as Tenants in Common, Grantor; and Downtown Raleigh Lodging Associates, LLC, a Wisconsin limited liability company, Grantee;

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 said Grantor, for valuable and sufficient considerations, paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said Grantee and their heirs and assigns, all that certain tract or parcel of land in the City of Raleigh, Wake County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 1 AND ALL OF LOT 2 OF PLAT ENTITLED "BOUNDARY SURVEY OF NORTH CAROLINA MOTOR CARRIERS ASSOCIATION, INC. PROPERTY", PREPARED BY WITHERS & RAVENEL, DATED AUGUST 29, 2011 AND RECORDED IN BOOK OF MAPS 2011 AT PAGE 850, WAKE COUNTY REGISTER OF DEEDS.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 016708 at Page 02166, Wake County Registry.

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

First American Title-NCS Madison

NCS- 935671 MAD

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and their heirs and assigns, in fee simple.

And the said Grantor does covenant that it is seized of the premises in fee simple and has the right to convey same in fee simple; that the same are free from encumbrances; and that Grantor will warrant and defend the said title to the same against the claims of all persons whomsoever.

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

Subject to Ad valorem taxes for the current year;
Agreements, Easements, Rights of way and restrictions which may appear of record;
General Utility Easements of record
Restrictive and Protective Covenants of record and any Amendments thereto.

SIGNATURE PAGES FOLLOW

IN WITNESS WHEREOF, the said Grantor has executed this instrument, this the day and year first above written.

Spragoo Holdings, LLC

By: *Drew S. Spragoo*
Drew Spragoo, Manager

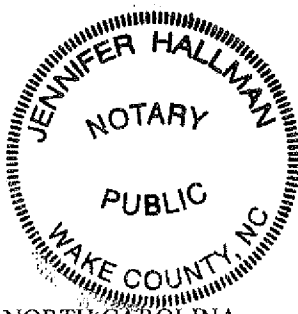
STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Drew Spragoo.

Date: 2 day of December, 2018.

SEAL



Notary Public: *Jennifer Hallman*
Type/Print Name: Jennifer Hallman
My Commission Expires: 9-29-19

Mary Gurganus
Mary Gurganus

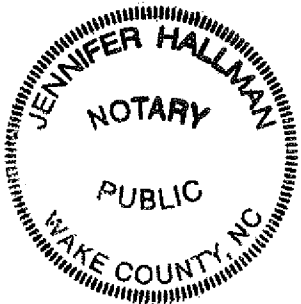
STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mary Gurganus.

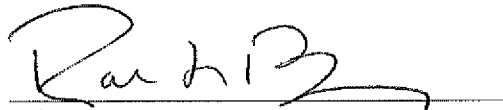
Date: 2 day of December, 2018.

SEAL



Notary Public: *Jennifer Hallman*
Type/Print Name: Jennifer Hallman
My Commission Expires: 9-29-19

SIGNATURES CONTINUE ON FOLLOWING PAGE


Robert L. Brown

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert L. Brown.

Date: 2 day of December, 2018.

SEAL

Notary Public: Jennifer Hallman
Type/Print Name: Jennifer Hallman
My Commission Expires: 9-29-19

