

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Oct 04 02:31 PM NC Rev Stamp: \$ 890.00
Book: 8283 Page: 349 Fee: \$ 26.00
Instrument Number: 2017035113
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$890.00

Parcel Identifier No. 0870-04-64-0806 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Adams, Howell, Sizemore & Lenfestey, P.A. [Without title examination]

Brief description for the Index: Lot 3, Property of Margaret Denise Adams, Plat Book 181, Page 21

THIS DEED made this 4th day of October, 2017 by and between

GRANTOR	GRANTEE
Mabro Properties, LLC, a North Carolina limited liability company 420 Northwood Drive Raleigh, NC 27609	Start Smart Dog Training, LLC, a North Carolina limited liability company 10208 Creedmoor Road Raleigh, NC 27615

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, parcel of land, or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

Lot 3, Property of Margaret Denise Adams, according to a plat recorded in Plat Book 181, Page 21,
Durham County Registry

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5872, Page 978, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 181, Page 21.

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. 2018 ad valorem taxes;
- 2. Zoning ordinances affecting the property; and
- 3. Matters of record as of June 14, 2016.

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

MABRO PROPERTIES, LLC,
a North Carolina limited liability company

By: [Signature]

Name: JOHN K. BROWN

Title: AUTHORIZED REPRESENTATIVE

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document in the capacity indicated: JOHN K. BROWN, AUTHORIZED REPRESENTATIVE

Date: 10/3/17

[Signature]
Notary Public

Print Name: Heather L. Butler

My commission expires: March 5, 2021

[Official Seal]

