

Excise Tax: \$2,700.00
Prepared by: Beth W Bowen, Bowen Law Firm PC
Mail after recording to: Grantee

Real Estate Id No: 0163461

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made by and between GOELS PLAZA, LLC, a North Carolina Limited Liability Company, GRANTOR, whose address is 117 INTERNATIONAL DRIVE, MORRISVILLE, NC 27560, and 250 DOMINION LLC, a North Carolina Limited Liability Company GRANTEE, whose address is 5448 APEX PEAKWAY, SUITE 329, APEX, NC 27502.

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 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 being more particularly described as follows:

BEING ALL OF LOT 2A, COMMONWEALTH CENTRE, ACCORDING TO PLAT OF SAME RECORDED IN BOOK OF MAPS 1993, PAGE 1469, WAKE COUNTY REGISTER OF DEEDS.

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

1. 2021 ad valorem taxes;
2. General service and utility easements and rights of way of record; and
3. Restrictions of record, together with amendments, if any.

Submitted electronically by Bowen Law Firm PC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.