

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 620

Parcel Identifier No. 0240664 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Arnette Law Offices, PLLC, 2500 Gateway Centre Blvd., Suite 100, Morrisville, NC 27560

Brief description for the Index: Lot 4A, Kitty Hawk Industrial Park

THIS DEED made this 13th day of July, 2021, by and between

GRANTOR	GRANTEE
ELBE ASSOCIATES, LLC a North Carolina limited liability company 102 Sylvan Grove Drive Cary, NC 27518	G&R Seafood LLC a North Carolina limited liability company Property Address: 250 Kitty Hawk Drive Morrisville, NC 27560 Mailing Address: 2320 Presidential Drive, Ste. 104 Durham, NC 27703

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 or near the City/Town of Morrisville, Cedar Fork Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 4A, Kitty Hawk Industrial Park, as recorded in Book 1998, Page 626, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8868, Page 2442.

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 1998, Page 0626.

submitted electronically by "Arnette Law Offices, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the 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, other than the following exceptions:

- 1. Ad valorem taxes for the current year and subsequent years.
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

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

ELBE ASSOCIATES, LLC
a North Carolina limited liability company

By: *Marcia P. Pitts*
Marcia P. Pitts, Manager



(Affix Notary Seal)

State of NC - County or City of Wake
 I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Marcia P. Pitts personally came before me this day and acknowledged that she is the Manager of ELBE ASSOCIATES, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 13th day of July, 2021.

My Commission Expires: 12-18-22

Amy R. Seaton
 Notary Public
Amy R. Seaton
 Notary's Printed or Typed Name