

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Mar 29 11:37 AM NC Rev Stamp: \$ 1250.00
 Book: 8392 Page: 551 Fee: \$ 26.00
 Instrument Number: 2018010279
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 1250.00

Parcel Identifier No: _____

Prepared By: Lance A. Wootton

Return to : Grantee

The property transferred herein includes does not include the primary residence of the grantor.

THIS DEED made this 9 day of March , 2018, by and between:

GRANTOR	GRANTEE
Wake Forest Mews, LLC 523 SE 12 th Ave. Deerfield Beach, FL 33441	RP Durham Properties I, LLC PO Box 1929 Durham, NC 27701

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 the State of North Carolina, and more particularly described as follows:

LYING ON THE NORTHERN SIDE OF WAKE FOREST HIGHWAY, CONTAINING 44,528 SQUARE FEET, MORE OR LESS, AND BEING ALL OF LOT 1 OF ATKA COURT AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN PLAT BOOK 111 AT PAGE 41 IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. PARCEL ID: 131635

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 6006 at Page 351. A map showing the above described property is recorded in Plat Book 111, Page 41.

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:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seal, the day and year first above written.

Wake Forest Mews, LLC

By: [Signature]

NAME: Darryl Smith

Title: Member/Manager

(SEAL)

(SEAL)

(SEAL)

By: _____

Name:

Title:

(SEAL)

State of Florida / County of Broward

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: Darryl Smith, member/manager of Wake Forest Mews, LLC. Witness my hand and official stamp or seal this 15 day of March, 2018.

My Commission Expires: May 9, 2020

(SEAL - STAMP)

[Signature]

Notary Public



DAVID J. PERSTEN
MY COMMISSION # FF 962277
EXPIRES: May 9, 2020
Bonded Thru Budget Notary Services