

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,400.00
 Tax Lot No. _____ Parcel Identifier No. 0401378 and 0402421

Mail after recording to: Carmen J. Marzella, Marzella Law Group PLLC, 200 Pinner Weald
 Way, Suite 101, Cary, NC 27513

This instrument was prepared by: Samuel T. Oliver, Jr. of Manning, Fulton & Skinner, P.A.
 P. O. Box 20389, Raleigh, NC 27619-0389 (without benefit of title examination)

Brief description for the Index: Units 600 and 625 of Jay's Park II Condominium

THIS DEED made this 26th day of June, 2018, by and between

GRANTOR	GRANTEE
BOULEVARD FLEX I, LLC , a North Carolina limited liability company	TAADA INVESTMENTS, LLC , a Florida limited liability company
2008 Prescott Place Raleigh, NC 27615	3208 E. Colonia Drive, C190 Orlando, FL 32803

The property conveyed by this instrument does not include the primary residence of the Grantor.

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.

⁹⁵⁸¹ Submitted electronically by "Law Office of Marianna C. Montana" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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 Cedar Fork Township, Wake County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 13107, Page 1571, Wake County Registry.

A map showing the above described property is recorded in CM 2006, Pages 402A1 through 402A8, Wake County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

This conveyance is subject to ad valorem taxes for the current year which are to be prorated between the parties; utility easements; all easements, rights of way, and restrictions, if any, appearing of public record, including but not limited to the Declaration of Covenants, Restrictions and Easements for Commonwealth Centre recorded in Book 4084, Page 759, as amended and may be amended from time to time; the Declaration of Condominium for Jay's Park II Condominium recorded in Book 11925, Page 2471 and the First Amendment to Declaration of Condominium for Jay's Park II Condominium, as may be amended from time to time; and such other matters as would be disclosed by an inspection of the property or current survey thereof.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed the day and year first above written.

BOULEVARD FLEX I, LLC

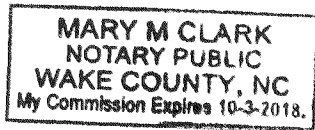
By: L. Wayne Yeargan
Name: L. Wayne Yeargan
Title: ~~Sole Member~~/Manager

STATE OF NORTH CAROLINA :

COUNTY OF WAKE :

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

Witness my hand and Notarial Stamp/Seal this 28 day of June, 2018.



Mary M. Clark
Notary Public
Print/Type Name: Mary M. Clark
My Commission Expires: October 3, 2018

EXHIBIT A

BEING all of those condominium units designated as Units 600 and 625 of Jay's Park II Condominium, as shown on plat and plans thereof recorded in Book CM 2006, Pages 402A1 through 402A8, and as described by that Declaration of Condominium for Jay's Park II Condominium in Book 11925, Page 2471, and that First Amendment to Declaration of Condominium for Jay's Park II Condominium recorded in Book 12178, Page 1054, as may be amended, recorded in the office of the Register of Deeds of Wake County, North Carolina, together with the percentage undivided interests in the common elements and facilities declared therein to be appurtenant to said Unit, which undivided interests shall automatically change in accordance with the terms of said Declaration and in any amendments thereto and shall be deemed to be conveyed effective on the recording of such amendments as though conveyed thereby, and all other rights, title, interest, privileges, easements, duties and liabilities appurtenant thereto.