

Submitted electronically by "McCullers, Whitaker & Hamer, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

## NORTH CAROLINA GENERAL WARRANTY DEED

Mail to the preparer: Whitaker and Hamer, PLLC, 216 Highway 70, Garner, NC 27529  
Parcel # **0242690, Wake County** File#22g-0176  
Brief Index description: **Suite 101 Millbrook West Condo** Excise Tax: \$ 830.00

**THIS WARRANTY DEED** is made on the 21 day of March, 2022 by  
and between:

**Link Properties LLC,**  
A North Carolina Limited Liability Company  
**1205 Kings Grant Dr.**  
**Raleigh, NC 27614**

(hereinafter referred to in the neuter singular as "the **Grantor**"); and,

**Jobbers Unlimited LLC,**  
A North Carolina Limited Liability Company  
**216 US Hwy 70W**  
**Garner, NC 27529**

(hereinafter referred to in the neuter singular as "the **Grantee**") :

WITNESSETH, that the Grantor(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee(s), its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situated in the City of Raleigh, House Creek Township, **Wake County, North Carolina** acquired by the Grantor by deed recorded in **Book 7946, Page 262**, and more particularly described as follows:

Being known and designated as **Suite 101**, on plat entitled "**Millbrook West Condominium**," as recorded in Condominium File No. 185, in the Office of the Register of Deeds of Wake County, North Carolina, which is incorporated herein by reference and reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to said Unit and specifically enumerated in

the "Declaration for Millbrook West, a Condominium," recorded in the Office of the Register of Deeds of Wake County in Book 7939, page 928, and amended in Book 7946, page 249, and amended in Book 8104, page 2412, et seq. (the "Declaration"), and pursuant thereto membership in West Millbrook Office Center Association, Inc., a North Carolina Non-Profit Corporation.

Together with all rights in and to the limited common areas and facilities appurtenant to said unit as set out on Exhibit "B" in said Declaration of Condominium recorded in the Office of the Register of Deeds of Wake County in Book 7939, page 928 and amended in Book 7946, page 249, and amended in Book 8104, page 2412, Wake County Registry; and

Subject to the said Declaration, Articles of Incorporation and the By-Laws, which with all attachments thereto are incorporated herein as if set forth in their entirety.

**Property Address: 309 W. Millbrook Road, Suite 101, Raleigh, NC 27607**

All or a portion of the property herein conveyed DOES NOT contain the primary residence of a Grantor.

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. 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 following exceptions:

1. The county property tax for the current year.
2. Public Utility Easements for Local Service.
3. Subject to easements, restrictions, covenants and rights-of-way of record.

IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.

BY: **Link Properties LLC**  
A North Carolina Limited Liability Company

BY: Brenda W. Parker (SEAL)  
Member/Manager: Brenda W Parker

State of NORTH CAROLINA  
County of WAKE

I, Samarys Gonzalez, the undersigned notary public, do hereby certify that **Brenda W Parker** personally appeared before me this day and acknowledged that he/she is the Manager of **Link Properties LLC, a North Carolina** limited liability company, and that by authority duly given and as the act of such entity, he/she signed the forgoing and annexed instrument in its name on its behalf as its act and deed. Witness my hand and notary seal, this, the 21 day of March, 2022.

  
\_\_\_\_\_  
Notary  
Samarys Gonzalez  
Print Name

My Commission Expires: 9 JAN 2025

