

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Jul 19 02:39 PM NC Rev Stamp: \$ 550.00
Book: 8469 Page: 616 Fee: \$ 26.00
Instrument Number: 2018025009
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 550.00

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

Mail/Box to: GRANTEE

This instrument was prepared by: Getter Law Offices, P.A., 7500 Six Forks Rd, Suite 101, Raleigh, NC 27615

Brief description for the Index: LOT 82-90, PH 2B, Amberlyn Valley Townhomes

THIS DEED made this 19th day of July, 2018 by and between

GRANTOR

GRANTEE

LAB Realty, LLC
7720 Penny Rd.
Raleigh, NC 27606

Glenwood Homes, LLC
PO Box 90427
Raleigh, NC 27675

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 or parcel of land situated in the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

BEING all of Lots 82-90, inclusive, in Amberlynn Valley Townhomes, Phase 2B, as shown on that plat entitled "Final Subdivision Plat Phase 2B and Impervious Reallocation Plat Phase 2A, Amberlynn Valley Townhomes," recorded in Plat Book 180, pages 274-276, inclusive, Durham County Registry. Reference is also made to that plat recorded in Plat Book 174, pages 332-337, inclusive, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8334 page 524.

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 180 page 276.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

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: Restrictive covenants recorded in Book

4194, Page 538, and Book 5847, Page 484, and Book 6009, Page 201, Durham County Registry. Easements and Restrictions of record.

2018 ad valorem taxes.

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

LAB Realty LLC

By: _____ (Entity Name) _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: Member-Manager, John Dove _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

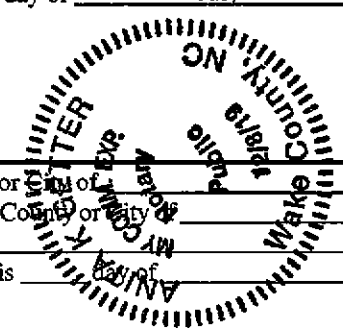
By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that John Dove personally came before me this day and acknowledged that he is the Member-Manager of LAB Realty, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 19th day of July, 2018

My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name



State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name