

WAKE COUNTY, NC 180
 CHARLES P. GILLIAM
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 12/06/2018 15:26:06
 STATE OF NC REAL ESTATE
 EXCISE TAX: \$1,700.00
 BOOK:017311 PAGE:00223 - 00226

Excise Tax: \$ 1,700.00

Real Estate ID No: 0435985

Prepared WITHOUT TITLE EXAMINATION OR TAX ADVICE by:

Longleaf Law Partners (CGO)
 2235 Gateway Access Point, Suite 201
 Raleigh, NC 27607

After Recording: Mail to Grantee

Brief Description for the Index:

Existing Tract 20, Book of Maps 2018, Pages 999-1002

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of December 2018, by and between:

GRANTOR	GRANTEE
D COOKE PROPERTIES, LLC, aka D. Cooke Properties, LLC North Carolina limited liability company 3305 Rockland Ridge Road Cary, NC 27519	Pranali Properties, LLC, a North Carolina limited liability company 2008 Kilarney Ridge Loop Cary, NC 27511

Enter in appropriate block for each party: name, 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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, subject to the exceptions and reservations hereinafter provided, if any, all that certain tract or parcel of land lying and being in or near the Town/City of Cary, Wake County, North Carolina, being more particularly described as follows:

BEING ALL of Existing Tract 20 containing 2.484 acres, as shown on plat entitled "Subdivision and Easement Dedication Plat Tracts 3, 6, 19, 20, Lots 4+5, and Cartway Properties, LLC Property", dated January 29, 2018 and recorded in Book of Maps 2018, Pages 999-1002, Wake County Registry.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 16350, Page 532, Wake County Registry.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee subject to the exceptions and reservations hereinafter and hereinabove provided, if any, in fee simple.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Title to the Property is subject to the following exceptions:

1. The lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable;
2. All applicable laws (including zoning, building ordinances and land use regulations);
3. All easements, restrictions, covenants, agreements, conditions, or other matters of record; and
4. Any matters which would be revealed by an accurate survey.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 6 day of December 2018 and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

D COOKE PROPERTIES, LLC
a North Carolina limited liability company

By: Joy C. Futrell
Name: Joy C. Futrell
Title: Manager

Wake County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joy C. Futrell.

Date: 12-6-2018

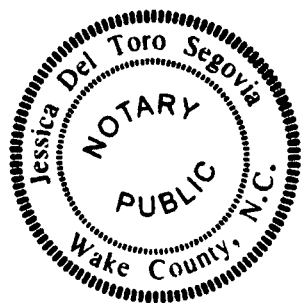
My Commission Expires:

10-14-2023

Jessica Del Toro Segovia
Notary Public

Print Name: JESSICA DEL TORO SEGOVIA

[Affix Notary Stamp or Seal]





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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Charles P. Gilliam
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 4 # of Pages PRS