

WAKE COUNTY, NC 86
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/04/2017 13:37:44
STATE OF NC REAL ESTATE
EXCISE TAX: \$3,700.00
BOOK:016659 PAGE:00676 - 00679

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,700.00

Parcel Identifier No. 0055411 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Jonathan T. Sizemore, Attorney, Adams, Howell, Sizemore & Lenfestey, P.A.

Brief description for the Index: Metes and Bounds

THIS DEED made this 3rd day of January, 2017, by and between

GRANTOR	GRANTEE
<p>Kildaire Academy, LLC (a North Carolina limited liability company)</p> <p>5509 Den Heider Way Raleigh, NC 27606</p>	<p>AsheBridge Holdings II, LLC (a North Carolina limited liability company)</p> <p>916 Old Honeycutt Road Fuquay Varina, NC 27526</p>

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 Cary, Holly Springs Township, Wake County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

_____ If checked, this property is the principal residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8614 Page 1340.

A map showing the above described property is recorded in Plat Book 2000 Page 1571.

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:

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

Grantor(s):

Kildaire Academy, LLC
(a North Carolina limited liability company)

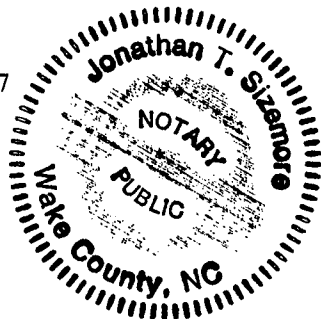
Ronald Jeffrey Rider (SEAL)
By: Ronald Jeffrey Rider, Member/Manager

Sandra Inkrote (SEAL)
By: Sandra Inkrote, Member/Manager

State of NC - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Ronald Jeffrey Rider and Sandra Inkrote, personally appeared before me this day and acknowledged that they are the Members/Managers of Kildaire Academy, LLC (a North Carolina limited liability company), and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 3rd day of January, 2017.

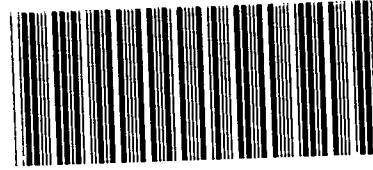
My Commission Expires: 6/27/2017
(Affix Seal)



Jonathan T. Sizemore
Jonathan T. Sizemore, Notary Public
Notary's Printed or Typed Name

Exhibit A

BEGINNING at an existing iron pipe located in the line of Lot 5, Cotswold Subdivision, a control corner located 31.29 ft from a tie line S 63 degrees 52' 51" East and runs thence S 03 degrees 07' 17" West 540.23 ft. to an iron pipe set, a corner with Larry W. Parrish; thence along the line of Parrish N 87 degrees 46' 29" West 340.94 ft to an iron pipe set in the right of way of NCSR 1300 (Kildaire Farm Road); thence along the right of way line of said highway N 15 degrees 33' 15" East 119.28 ft to an iron pipe set; and continuing along said right of way N 15 degrees 13' 47" East 169.33 feet to an iron pipe set; thence S 87 degrees 35' 58" East 279.72 feet to an existing iron pipe the point and place of Beginning, containing 1.998 acres more or less as shown on survey entitled "Boundary survey for Jeff Rider and Don Sutton, dated May 18, 1999 by Benton W. Dewar RLS.



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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

Laura M. Riddick
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 *S*