

Parcel Identifier No: **0178472**

Revenue: \$523.00

Mail after recording to Grantees

This instrument was prepared by **Becker Law Offices, PC**

Brief Description for the index

419 Airport Blvd

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made July 10th , 2018, by and between

GRANTOR	GRANTEE
BOX BEND, LLC	TAHMEEM GUL and wife,
120 Yorkchester Way Raleigh, NC 27615	SALMA GUL
ERIK DIAMOND and wife, DELIA DIAMOND	<u>Mailing Address:</u>
5031 Cardinal Grove Blvd Raleigh, NC 27615	405 Treybrooke Drive Morrisville, NC 27560
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 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 _____, Cedar Fork Township, Wake County, North Carolina and more particularly described as follows:

BEING all of that certain tract of land containing 31,275 square feet or 0.72 acres, according to map of property of Dora K. Watkins, recorded in Book of Maps 1989, Page 1053, Wake County Registry.

Having an address of 419 Airport Blvd, Morrisville NC 27560

The property herein above described was acquired by Grantor by instrument recorded in Book 17055, Page 2062.

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 Book 1989 Page 1053.

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 except for the exceptions hereinafter stated.

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

Ad valorem taxes for 2018 and subsequent years.

Declarations, covenants, restrictions, easements and rights-of-way, if any, of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Box Bend, LLC
By: [Signature] (SEAL)
Printed name: Daniel Nicely

Title: Manager

SEAL-STAMP

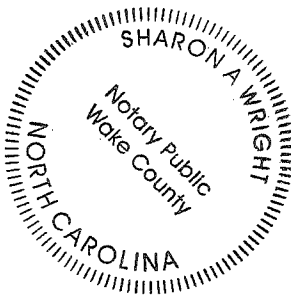
North Carolina, Wake County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Daniel Nicely, as manager of Box Bend, LLC, a North Carolina Limited Liability Company, either being personally known to me or proven by satisfactory evidence (said evidence being _____) personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument, after being duly authorized, on behalf Box Bend, LLC. Witness my hand and official stamp or seal, this 10 day of July 2018.

My commission expires:

4-24-21

[Signature] Notary Public
Notary's name printed: Sharon A Wright





[Signature] (SEAL)

ERIK DIAMOND

[Signature] (SEAL)

DELIA DIAMOND

State of NC, County of Wake.

SEAL-STAMP

I, the undersigned, a Notary Public of the County and State aforesaid, certify that ERIK DIAMOND and DELIA DIAMOND, Grantors, either personally known to me or proven by satisfactory evidence (said evidence being _____) personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9 day of July, 2018.

[Signature] Notary Public

Notary's name printed: Sharon A Wright

My commission expires: 4-24-21

