

Excise Tax -- 930.00 --

Recording Time, Book and Page

Tax Lot No. 0003729

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*Mail after recording to* Grantee

*This instrument was prepared by* Hamrick & Galanis, PLLC, licensed North Carolina attorneys.  
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of December, 2018, by and between

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GRANTOR

**Robert Michael Ballance and wife,  
 Robin Elaine Ballance**

GRANTEE

**419 Rose, LLC**

Property Address: 409, 411, 413, 415, 417 & 419 Rose Ln.  
 Raleigh, NC 27610

Mailing Address: 2321 Blue Ridge Rd., Ste. 202  
 Raleigh, NC 27607

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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The designations 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 Township of Louisburg, Wake County, North Carolina, and more particularly described as follows:

**BEGINNING at a stake on the East side of Rose Lane and in the South line of Lot No. 9, said stake also being at a point 20 feet East of the Southwest corner of Lot No. 9; runs thence along the South line of Lots 9, 10 and 11 South 67 degrees East 205 feet to a stake, the Southeast corner of Lot No. 11; runs thence South 15 degrees 45 minutes West 209.3 feet to a stake; thence North 75 degrees 00 minutes West 200 feet to a stake on the East side of Rose Lane; runs thence in a Northern direction along the East line of Rose Lane 237.1 feet to a stake, the point of BEGINNING. See Book of Maps 1950, Page 21, Wake County Registry.**

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

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12825, Page 244, Wake County Registry.

A map showing the above-described property is recorded in Book of Maps 1950, Pages 21, Wake County Registry.

**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 Grantor's interest 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:

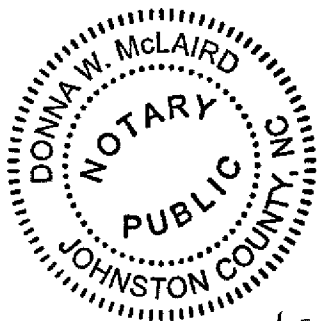
- (1) Easements and other matters as may be shown on recorded map;
- (2) Restrictive Covenants of record; and,
- (2) 2019 Property Taxes (not yet due and payable).

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be properly executed the day and year first above written.

Robert Michael Ballance (SEAL)  
**Robert Michael Ballance**

Robin Elaine Ballance (SEAL)  
**Robin Elaine Ballance**

**SEAL-STAMP**



My Commission Expires: 4/3/2023

State of North Carolina  
County of Wake

I, Donna W. McLaIRD a Notary Public of the  
Johnston County and State aforesaid, certify that **Robert Michael  
 Balance and wife, Robin Elaine Ballance**, Grantor, personally appeared before me  
 this day and acknowledged the execution of the foregoing instrument.

**WITNESS** my hand and official stamp or seal, this 14th day of December, 2018.

Donna W. McLaIRD  
 NOTARY PUBLIC