

WAKE COUNTY, NC 134
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 12/22/2016 13:15:04
 STATE OF NC REAL ESTATE
 EXCISE TAX: \$2,587.00
 BOOK:016647 PAGE:02425 - 02427

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,587.00

Parcel Identifier No. 0016024 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Lynch & Eatman, LLP, P.O. Box 30515, Raleigh, NC 27622

This instrument was prepared by: Lynch & Eatman, LLP, P.O. Box 30515, Raleigh, NC 27622

Brief description for the Index: 421 W. Peace Street, Raleigh, NC 27603

THIS DEED made this 21st day of December, 2016, by and between

GRANTOR	GRANTEE
MANN FAMILY INVESTMENTS, LLC, a North Carolina limited liability company 5809 Chelsea Place Raleigh, NC 27612	WK SMOKEY HOLLOW, LLC, a North Carolina limited liability company 3111 Glenwood Avenue Raleigh, NC 27612

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, parcel of land or condominium unit situated in the City of Raleigh, Wake County, North Carolina and more particularly described as follows:

Lot 2

Beginning at an existing iron pipe, said pipe being North 57°18'03" East 6,565.97 feet from NCGS Survey Monument "PULLEN", said monument having NC grid coordinates (NAD 83 - 2001) of N=738,465.24, E=2,099,765.94, thence from said beginning point North 06°09'34" East 113.02 feet to a point on the southern right of way of West Peace Street (Variable Width R/W), thence with said right of way South 89°24'23" East 92.20 feet to an existing iron pipe, thence leaving said right of way South 00°31'47" West 112.30 feet to an existing iron pipe, thence North 89°30'34" West 103.29 feet to the point and place of beginning, containing 0.252 acres (10,986 square feet) more or less according to the map entitled "ALTA/ASCM Land Title Survey of Smokey Hollow" by WithersRavenel dated November 9, 2016.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 016644, Page 02748.

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

A map showing the above described property is recorded in Plat Book _____, Page _____.

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:

Restrictions, easements and rights of way of record, and ad valorem taxes for the current year.

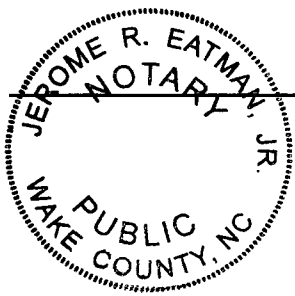
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

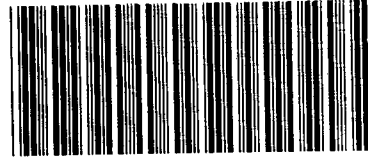
Mann Family Investments, LLC
(Entity Name)
By: Margaret Mann Davis
Name & Title: Margaret Mann Davis, Member/Manager

State of North Carolina - County of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that _____
Margaret Mann Davis personally came before me this day and acknowledged that he is the
Member/Manager of Mann Family Investments, 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 22 day of December, 2016

My Commission Expires: May 7, 2017
(Affix Seal)

Jerome R. Eatman, Jr.
Jerome R. Eatman, Jr. Notary Public
Notary's Printed or Typed Name





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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

This Document

_____ # of Excessive Entities

_____ 3 # of Pages P

_____ # of Time Stamps Needed