

WAKE COUNTY, NC 111
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/28/2018 13:08:38
STATE OF NC REAL ESTATE
EXCISE TAX: \$3,700.00
BOOK:017169 PAGE:01921 - 01924

Excise Tax \$3,700.00

Recording Time, Book and Page

Parcel Identifier No.: 0024241; 0024242 and 0024243

After recording mail to: Hold for Weatherspoon & Voltz LLP (Box 36)

This Instrument was prepared by: Weatherspoon & Voltz LLP

Brief description for the Index 424, 426 & 430 S. Dawson Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of June, 2018, by and between

GRANTOR	GRANTEE
G. BRYANT GARNER and wife, SANDRA K. GARNER 338 Olde Point Loop Hampstead, NC 28443-8483	DICK HENRY EMPIRE, LLC, a North Carolina limited liability company 133 Fayetteville Street, 6 th Floor Raleigh, NC 27601

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 Raleigh Township, City of Raleigh, County of Wake, State of North Carolina, and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4797, Page 490 of the Wake County Registry.

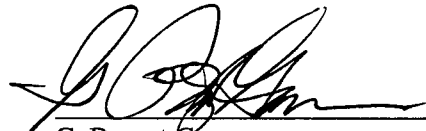
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey 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:


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

- 1. Taxes for the year 2018, and subsequent years, not yet due and payable.
- 2. Zoning ordinances; and
- 3. All easements, restrictions, and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.



 G. Bryant Garner

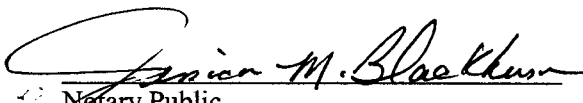


 Sandra K. Garner

STATE OF NORTH CAROLINA
 COUNTY OF Pender

I, Jessica M. Blackburn, a Notary Public for said County and State, certify that the following person(s) personally appeared before me this day, and acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: G. Bryant Garner and Sandra K. Garner

Witness my hand and official seal, this 27th day of June, 2018.



 Notary Public
 Printed Name of Notary: Jessica M. Blackburn

My Commission Expires: May 17, 2022

[Affix Official Seal/Stamp]

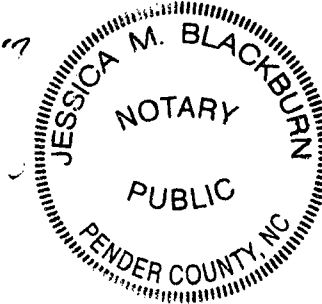


Exhibit A**TRACT 1:**

ALL that lot of land on the North side of West Cabarrus, between South Dawson and South Harrington Streets, in the Southwestern portion of the City of Raleigh, N.C. being a part of Lot No. 56 in the Plan, (Shaffer's Map) of said City, located about 33 feet West from said Dawson Street and bounded by an outside line as follows:

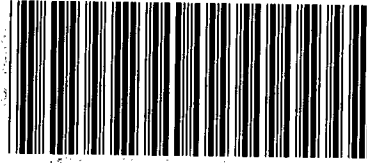
BEGINNING at a stake on the North side of W. Cabarrus Street in Raleigh, N.C. (S. Beasley's corner, formerly W. G. Blackman's) runs East with said Street 50 feet to S. Beasley's line; thence North 40 feet with said Beasley's line; thence West 10 feet; thence North 65 feet to William Simpson's line; thence with his line West 41 feet to S. Beasley's line; formerly W. G. Blackman's, thence South with his line 110 feet to Cabarrus Street, the Beginning, and being the same property conveyed to G. B. Garner and wife, Hattie Mae Garner, by deed recorded in Book 879, page 287, Wake County Registry.

TRACT 2:

BEGINNING at a stake in the Northwest intersection of West Cabarrus Street and South Dawson Street, in the City of Raleigh, Wake County, North Carolina and runs thence in a westerly direction along the north line of West Cabarrus Street 33.65 feet to a stake; thence north in a line parallel to Dawson Street 43.5 feet to a stake; thence west parallel to Cabarrus Street 10 feet to a stake; thence north parallel to Dawson Street 10 feet to a stake; thence east with a line parallel to Cabarrus Street 43.65 feet to a stake in the west line of Dawson Street; thence South with the west line of said Dawson Street 53.4 feet to the beginning, being Lots Nos. 1 and 2, according to a map of Max Bane property, made by Harry Tucker, C.E., in January, 1928, recorded in Book of Maps 1928, page 32, office of the Register of Deeds of Wake County, and being the same property conveyed to G. B. Garner and wife, Hattie Garner, by deed recorded in Book 860, page 332, Wake County Registry.

TRACT 3:

BEGINNING at an iron stake on the west side of South Dawson Street 75 feet in a northern direction from the northwestern intersection of West Cabarrus Street and South Dawson Street, and runs thence in a western direction and parallel with West Cabarrus Street 43.55 feet to an iron stake in the line of Albert Fennell; runs thence in a northern direction along the line of Albert Fennell 30 feet to an iron stake, the northeastern corner of said Fennell's lot; runs thence in an eastern direction and parallel with West Cabarrus Street 43.55 feet to an iron stake in the western line of South Dawson Street; runs thence in a southern direction 30 feet to the point of BEGINNING, being known as #424 South Dawson Street, and being the same property conveyed to G. B. Garner and wife, Hattie May Bagwell Garner, by deed recorded in Book 788, page 154, Wake County Registry.



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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 LG