

Submitted electronically by Maitin Law Firm, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$308.00

Parcel Identifier No. 0140004 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Maitin Law Firm, PLLC, 8396 Six Forks Rd., Suite 201, Raleigh, NC 27615

This instrument was prepared by: Maitin Law Firm, PLLC, 8396 Six Forks Rd., Suite 201, Raleigh, NC 27615

Brief description for the Index: UNIT 14-B, Lafayette Square Condominiums

THIS DEED made this 27th day of October, 2022, by and between

GRANTOR

GRANTEE

HPDJ 4920 LLC
3317 Marblehead Lane
Raleigh, NC 27612

Maxwelyse IV LLC
10008 Grafton Rd.
Raleigh, NC 27615

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, _____ Township, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto

Also known as 4920 Windy Hill Dr., Unit 14-B, Raleigh, NC 27609

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14706 page 2742.
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 Plat Book 80 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:

Restrictive covenants recorded in Book 3474, Page 11, and Book 3387, Page 397, Wake County Registry.
Easements and Restrictions of record.

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

By: HPDJ 4920 LLC (Entity Name) JHC Print/Type Name: _____ (SEAL)

Print/Type Name & Title: J. Harold Carter Member/Manager Print/Type Name: _____ (SEAL)

By: Peggy D. Carter by JHC Carter, Agent Print/Type Name & Title: Peggy D. Carter Member/Manager Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

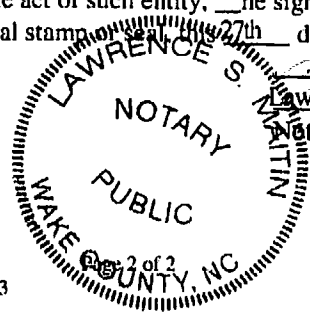
My Commission Expires: _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that J. Harold Carter personally came before me this day and acknowledged that he is the Member/Manager of HPDJ 4920 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 27th day of October, 2022.

My Commission Expires: April 2, 2027 Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

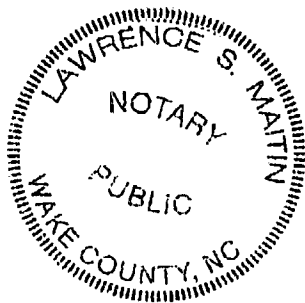



STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Lawrence S. Maitin, a Notary Public for Wake County and said State, do hereby certify that **J. Harold Carter**, agent/attorney-in-fact for **Peggy D. Carter**, personally appeared before me this day, and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and on behalf of the said **Peggy D. Carter**, Member/Manager of HPDJ 4920 LLC, and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of **Wake** in Book 18497, Page 165 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I do further certify that the said **J. Harold Carter** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and on behalf of the said **Peggy D. Carter**, Member/Manager of HPDJ 4920 LLC.

Witness my hand and official seal, this the 27 day of October, 2022.





Lawrence S. Maitin, Notary Public

My Commission Expires: 04/02/2027

Exhibit A

Legal Description

BEING all of Unit 14-B of Lafayette Square Condominiums as designated and described in the Declaration of Lafayette Square Condominiums, under the provisions of Chapter 47A of the North Carolina General Statutes (the "Declaration") recorded on the 2nd day of May, 1985 in Book 3474 at Page 11 of the Wake County Registry (see Condominium File No. 80, Wake county Registry, for plans), together with a 6.28 percent undivided interest in common areas and facilities and limited common areas and facilities declared therein to be appurtenant to each of said units. The land upon which the buildings and improvements are located is situated in the City of Raleigh, Wake County, North Carolina, and is more particularly described as Lot 1B on map entitled "Recombination Survey – Property of Robert W. Wynne III, Quail Ridge Property" recorded in Book of Maps 1984, Page 473, Wake County Registry, containing 63,003.85 square feet.

Also commonly known as 4920 Windy Hill Dr., Unit 14-B, Raleigh, NC 27609