

Excise Tax: \$195.00

Recording Time, Book and Page

REID:0139991

After recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index:

Unit 1B, Lafayette Square Condominiums**NORTH CAROLINA GENERAL WARRANTY DEED***This Conveyance is insured by a title policy issued by Investors Title*THIS DEED made this 5th day of January, 2021, by and between

GRANTOR	GRANTEE
<p>Devonshire Enterprises a North Carolina partnership</p> <p>7337 Sweetbay Lane Raleigh, NC 27615</p> <p>_____ If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<p>Ghodrat Properties, LLC a North Carolina limited liability company</p> <p><u>Property Address:</u> 4948-B Windy Hill Drive, Raleigh, NC 27609</p> <p><u>Mailing Address:</u> 1621 Kirkby Lane, Raleigh, NC 27614</p> <p>((to verify that your name(s), status and mailing address are correct, please initial _____))</p>

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

See attached Exhibit "A" Legal Description.

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:

- 1. Subject to ad valorem taxes for the year 2021 and all subsequent years.
- 2. Subject to all easements, agreements, and rights of way of record.
- 3. Subject to restrictions of record, Wake County Registry.

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

**Devonshire Enterprises
a North Carolina partnership**

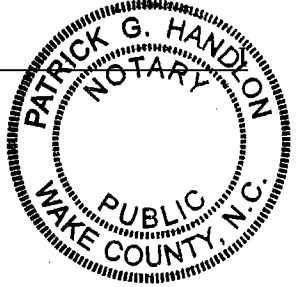
By: [Signature]
John R. Gamble, III, Partner

STATE OF NC
COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **John R. Gamble, III, Partner of Devonshire Enterprises.**

Witness my hand and official stamp or seal, this the 5th day of January, 2021.

[Signature]
Notary Public



My commission expires: 10/24/24

Seal/Stamp

By: [Signature]
James M. Barham, Partner

STATE OF North Carolina
COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **James M. Barham, Partner of Devonshire Enterprises.**

Witness my hand and official stamp or seal, this the 30th day of December, 2020.

[Signature]
Notary Public Wanda Sue Thornton

My commission expires: May 3, 2025

Seal/Stamp

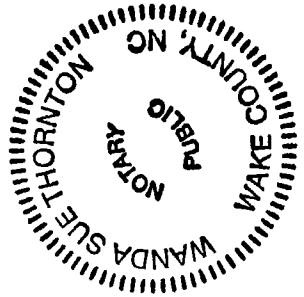


Exhibit A
Legal Description

Unit 1B 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 3.14 per cent undivided interest in the common areas and facilities and limited common areas and facilities declared therein to be appurtenant to said Unit. 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.