

WAKE COUNTY, NC 127
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/22/2016 13:06:39
STATE OF NC REAL ESTATE
EXCISE TAX: \$3,371.00
BOOK:016647 PAGE:02355 - 02357

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,371.00

Parcel Identifier No. 0043838 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: Andrew S. Martin, Atty, 1026 Washington St, Raleigh, NC 27605 (without title examination)

Brief description for the Index: 506 N. Harrington Street, Raleigh, NC

THIS DEED made this 20th 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	CHAUCER INVESTMENTS, 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 or parcel of land situated in the City of Raleigh, _____ Township, Wake County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the eastern right of way line of North Harrington Street, said stake marking the northwest corner of Lot 6, Block F, as shown on map to which reference is hereinafter made; runs thence with the curve of the eastern line of North Harrington Street in a northwesterly direction, said curve having an arc distance of 80 feet, to an iron pipe, corner with Lot 9, Block F; runs thence North 46 degrees 55 minutes 30 seconds East 120.67 feet with the line of Lots 8 and 9 to an iron pipe, corner with Lot 4, Block F; runs thence with the line of Lots 4 and 8, Block F, South 70 degrees 48 minutes 30 seconds East 84.28 feet to an iron pipe, North 19 degrees 11 minutes 30 seconds East 1.40 feet to a point and South 74 degrees 46 minutes 30 seconds East 6.82 feet to an iron pipe, corner with Lot 7; runs thence with the line of Lots 7 and 8 South 03 degrees 49 minutes 30 seconds West 133.05 feet to an iron pipe, corner with lot 6; runs thence with the line of Lot 6 and 8 North 87 degrees 11 minutes 45 seconds West 132.96 feet to the point of beginning, and being all of Lot 8 of Block F of the Capital Redevelopment Area according to survey by Bennie R. Smith dated May 13, 1971. For Map of Capital Redevelopment Area See Book of Maps 1965, page 69, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

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 _____ 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.

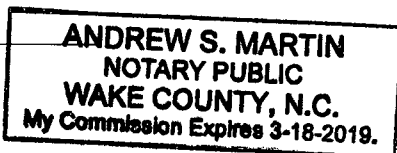
Mann Family Investments, LLC
(Entity Name)

By: Margaret Mann Davis
Name & Title: Margaret Mann Davis, Member/Manager

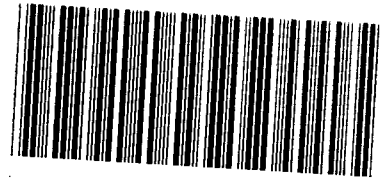
State of North Carolina - County or City of Wake

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 20 day of December, 20 16.

My Commission Expires: _____
(Affix Seal)



Andrew S. Martin
Andrew S. Martin 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

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

3 # of Pages *ps*