

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,080.00
 Real Estate ID No.: 0289700

Mail after recording to: Grantee

This instrument was prepared by: Benjamin R. Kuhn (prepared merely as an accommodation to the Grantor, without advice (tax or otherwise) to the Grantor, without representation of the Grantor, and without accepting any duty to the Grantor in connection with the preparation of this Deed)

Brief Description for the index 516 W. South Street, Raleigh, NC

THIS DEED made this 14th day of April, 2017, by and between

GRANTOR	GRANTEE
<p>Najib Barakat, and wife Amina Rokann Barakat 217 Shillings Chase Drive Cary, NC 27518-6484</p>	<p>Lambert Development West Street II LLC 5 Hanover Square – 14th floor New York, New York 10004</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 Grantor, for a valuable consideration paid by Grantee, the receipt of

which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple all of their right, title and interest in and to that certain lot or parcel of land situated in the City of Raleigh, Wake County, North Carolina and more particularly described as follows:

See legal description attached hereto as Exhibit A which is incorporated herein by reference.

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

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple and without regard to any other interests, by reason of marriage or otherwise, in the Property.

And Grantor covenants with Grantee, that Grantor is seized of an interest in the Property which is hereby conveyed to the Grantee in fee simple, that Grantor has the right to convey the same in fee simple, that Grantor's title to the Property is marketable and free and clear of all encumbrances except those hereinafter stated, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever. Title to the Property is subject to the following encumbrances:

1. Lien of ad valorem taxes for the year 2017 and thereafter;
2. Rights of way, easements, and restrictive covenants of record affecting the Property.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by the context.

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

By: Najib Barakat
Najib Barakat

By: Amina Rokann Barakat
Amina Rokann Barakat

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day, and acknowledged that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Najib Barakat**.

Date: 11th day of April, 2017.

Lorie Strickland
Notary Public

Notary's Printed or Typed Name: Lorie Strickland

My commission expires: 1/29/2018



(Official Seal)

STATE OF NORTH CAROLINA

COUNTY OF WAKE

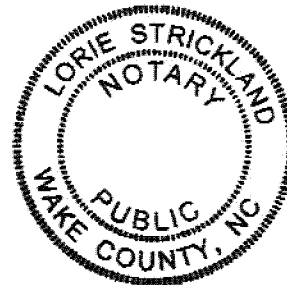
I, a Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day, and acknowledged that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Amina Rokann Barakat**.

Date: 11th day of April, 2017.

Lorie Strickland
Notary Public

Notary's Printed or Typed Name: Lorie Strickland

My commission expires: 1/29/2018



(Official Seal)

EXHIBIT A

Legal Description

Tract One (Part of Real Estate ID No. 0289700)

BEGINNING at a point in the northern boundary line of West South Street in the City of Raleigh, being the southwest corner of the store lot formerly occupied by Dock Haywood, and runs thence northwardly with the western boundary line of the lot formerly owned by Dock Haywood 54.5 feet to the southwest corner of what was formerly the home place of A.B. Vincent; runs thence northwestwardly along the western boundary line of the old Vincent home place 63 feet; thence westwardly 23 feet; thence southwardly 115 feet to the north boundary line of West South Street; thence eastwardly 40.5 feet to the point of BEGINNING.

Tract Two (Part of Real Estate ID No. 0289700)

BEGINNING at a point in the Northern boundary line of W. South Street, N.C., being the Southwest corner of the property sold to Caraleigh Phosphate and Fertilizer Works, and runs thence northwardly along the western boundary line of the lot sold to Caraleigh Phosphate and Fertilizer Works 115 feet, thence west 40.5 feet; thence South 115 feet to the northern boundary line of W. South Street; thence East with said South Street 40.5 feet to the point of BEGINNING.

Tract Three (Part of Real Estate ID No. 0289700)

BEGINNING at a point in the north line of South Street Extended in the old Rex Hospital lot, 157.50 feet west of the northwest corner of the intersection of West and South Streets, running thence west 39.50 feet to E.A. Johnson's line with South Street; thence north 115 feet to F.M. Gary's lot; thence east 39.50 feet to A.B. Vincent's line; thence south 115 feet to the point of BEGINNING on South Street in the old Rex Hospital lot, formerly 512 West South Street, being a part of old Lot No. 7 in the plan of the Rex Hospital property, Book 125, Page 99, Wake County Register of Deeds.

Property Address (Tract One, Tract Two, and Tract Three): 516 W. South Street, Raleigh, NC 27601

Real Estate ID No. (Tract One, Tract Two, and Tract Three): 0289700