

Submitted electronically by Senter, Stephenson, Johnson, PA 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: \$1,970.00

Parcel Identifier No. 0009554 and 0266914 Verified by Wake County on the ___ day of _____, 2019

By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Senter, Stephenson, Johnson, P.A. [WITHOUT TAX ADVICE]

Brief description for the Index: Parcels 1, 2 and 3, Prop of Elmer L Bryant BM 1988-750

THIS DEED made this 19th day of September, 2019, by and between

| GRANTOR | GRANTEE |
|---|--|
| <p>Bryant Properties Management, LLC, a North Carolina limited liability company (incorrectly identified as Bryant Property Management, LLC on the prior deed)</p> <p>7087 7th Street Surf City, NC 28445</p> | <p>CCC Properties of NC, Inc., a North Carolina Corporation</p> <p>533 N. Main Street Fuquay Varina, NC 27526</p> |

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 **Middle Creek Township, Wake County, North Carolina** and more particularly described as follows:

See attached "Exhibit A" for legal description

The property herein above described was acquired by Grantor by instrument recorded in Book 16881, page 1645, Wake County Registry.

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

A map of the above-described property is recorded in Book of Maps 1988, Page 750, 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:

- 1. General service and utility easements, restrictions, and rights-of-way of record; and
- 2. 2020 Ad Valorem taxes, not yet due and payable.

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

Bryant Properties Management, LLC
a North Carolina limited liability company

By: *Randy Levon Bryant* (SEAL)
Randy Levon Bryant, Member/Manager

State of North Carolina
County of Wake

I certify that **Randy Levon Bryant** personally appeared before me this day and acknowledged that she is **Member/Manager** of **Bryant Properties Management, LLC, a North Carolina Limited Liability Company**, and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by her as the officer aforesaid.

Witness my hand and Notarial stamp or seal this 19 day of September, 2019.



Mary W. Magoon
Printed name of notary: Mary W. Magoon
My Commission Expires: 12/17/2019

EXHIBIT A

TRACT 1

REID: 0009554

527 B/533 N. Main Street, Fuquay Varina, NC 27526

BEING all of Parcel 3 as shown on that map entitled "Boundary Survey and Subdivision for Elmer Bryant" and as recorded in Book of Maps 1988, Page 750, Wake County Registry.

TRACT 2

REID: 0266914

527 N. Main Street, Fuquay Varina, NC 27526

BEING all of Parcel 1 and Parcel 2, as shown on that map entitled "Boundary Survey and Subdivision for Elmer Bryant" and as recorded in Book of Maps 1988, Page 750, Wake County Registry.

TOGETHER with the perpetual right to use that 35 foot private access easement for ingress and egress as shown on map recorded in Book of Maps 1988, page 750, Wake County Registry.