

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1909.00

Parcel Identifier No: 0007443 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee _____

This instrument was prepared by: Patricia S. Horne, Attorney at Law, 4934 Windy Hill Drive, Raleigh, NC 27609

Brief description for the Index. 581 E. Lenoir Street and 522 Haywood Street, Raleigh, NC 27601

THIS DEED made this 20th day of February, 2019 by and between

GRANTOR	GRANTEE
Morton's Landing, LLC, a NC limited liability company P. O. Box 61083, Raleigh, NC 27661	Brick Clan, LLC, a NC limited liability company 300 Windchase Lane, Wilmington, NC 28409

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

Beginning at the point of intersection of the proposed northern right of way line of E. Lenoir Street (said point being 20 feet north of the existing right of way line), and the proposed western right of way line of Haywood Street (said point being 10 feet west of the existing right of way line), runs thence along the proposed northern right of way line of E. Lenoir Street North 84 degrees 36 minutes West 194.88 feet to a point; runs thence North 06 degrees 01 minute East 145.00 feet to a point; runs thence South 84 degrees 36 minutes East 73.22 feet to a point; runs thence South 05 degrees 40 minutes West 5 feet to a point; runs thence South 84 degrees 36 minutes East 70.74 feet to a point; runs thence North 05 degrees 40 minutes East 14.9 feet to a point; runs thence South 84 degrees 36 minutes East 50 feet to a point in the proposed western right of way line of Haywood Street; runs thence along the proposed western right of way line of Haywood Street South 05 degrees 40 minutes West 154.90 feet to the point and place of Beginning and being the same parcel showing on map entitled "Recombination Map, City of Raleigh, 579, 583, 585 & 587 E. Lenoir Street, 520 S. Haywood Street, Raleigh, NC" by L.I. Chasak, Registered Land Surveyor, recorded in Book of Maps 1984, page 1130, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12881, page 60.

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 1984, page 1130.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

Submitted electronically by Jonathan W Anderson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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: Easements and restrictions of record.

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

Morton's Landing, LLC _____ (SEAL)
(Entity Name)

By: _____ (SEAL)
Rudolph Morton, Jr., Manager

By: Sheryl P. Morton
Sheryl P. Morton, Manager

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

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

State of North Carolina - Wake County

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ either personally known to me or who produced _____ as identification, 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 _____, 2017.

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

State of North Carolina - Wake County

I, the undersigned Notary Public of the County and State aforesaid, certify that Rudolph Morton, Jr. and Sheryl P. Morton personally came before me this day and acknowledged that they are the Managers of Morton's Landing, LLC, and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, the 20th day of March, 2019. February, 2019

My Commission Expires: May 4, 2021
(Affix Seal) Maureen S. Swanson
Notary Public Maureen S. Swanson
Notary's Printed or Typed Name

