

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$4,790.00

Parcel Identifier No. 0229476 (0756146433) & 0459431 (0756146101)

Mail to: Grantee

This instrument was prepared by: Ellis & Winters LLP (DLH)  
(No title opinion is given or implied by reason of our preparation of this deed)

Brief description for the Index: Lots 17A & 17B, Airpark

THIS DEED made this \_\_\_\_\_ day of January, 2019, by and between

GRANTOR	GRANTEE
<b>Link Properties, L.L.C.,</b> a North Carolina limited liability company  1205 Kings Grant Drive Raleigh, NC 27614	<b>Short Street Properties LLC,</b> a North Carolina limited liability company  110 Perth Court Cary, NC 27511

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 **A THIRTY-ONE AND NINETY-THREE HUNDREDTHS PERCENT (31.93%) UNDIVIDED INTEREST** IN all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows (the "**Property**"):

**BEING all of Lots 17A and 17B of Airpark Subdivision as shown on plat entitled "Subdivision of Lot 17 Airpark" recorded in Book of Maps 1997, Page 1685, Wake County Registry.**

Grantor acquired the Property by instrument recorded in Book 17187, Page 2185 Wake County Registry.

The Property does not include the primary residence of Grantor.

**TO HAVE AND TO HOLD A THIRTY-ONE AND NINETY-THREE HUNDREDTHS PERCENT (31.93%) UNDIVIDED INTEREST** IN the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through, other than the following exceptions:

1. Taxes for the calendar year of 2019 and subsequent years;
2. Matters of zoning and local code and ordinance affecting the Property;
3. Pending assessments and installments of confirmed assessments not due and payable on or before the date of this Deed.
4. Easements, restrictions and covenants other matters of record.

*[The remainder of this page is intentionally left blank.]*  
*[Signature pages follow.]*

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

**Link Properties, L.L.C.**,  
a North Carolina limited liability company

By: Brenda Parker

Printed Name: Brenda Parker

Title: Manager

State of North Carolina

County of Wake

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Brenda Parker, Manager of Link Properties, L.L.C.

Witness my hand and Notarial stamp or seal this 16<sup>th</sup> day of January, 2019.

My Commission Expires: 8/16/2023  
(Affix Seal)

M. Bradley Harrod Notary Public

Notary's Printed or Typed Name M. Bradley Harrod

