

Submitted electronically by "James H. Pardue, Attorney at Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

Excise Tax: \$ 1,210.00

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 0666352980 and 0666360004

Verified by Wake County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

Mail after recording to: GRANTEE

This instrument was prepared by: Cumalander Adcock, LLP  
By: W. Mark Cumalander, P.A.  
(Post Office Box 1055, Fuquay-Varina, NC 27526)

Brief Description for the index

5.128 acres 560 S. Judd Parkway

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of October, 2017, by and between

GRANTOR

Charles L. Parker and wife,  
Anna T. Parker; and  
James J. Parker (unmarried); and  
Gerald B. Parker (unmarried)  
Post Office Box 159  
Fuquay-Varina, North Carolina 27526

GRANTEE

HSI Group, LLC, a North Carolina limited liability  
company  
1210 Trinity Road, Suite 102  
Cary, NC 27513

If checked, this property is a personal residence of a Grantor.

Enter in appropriate block for each party: name, 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 Fuquay-Varina, Wake County, North Carolina and more particularly described as follows:

Being all of Lot 2, containing 5.128 acres as more particularly described in the map entitled "Recombination Plat of the Properties of Charles L. Parker et al for Reliabuilt, LLC" as shown on that map recorded in Book of Maps 2017, Page 1992

**Wake County Registry.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 879, Page 442, Wake County Registry and Last Will and Testament of Edith J. Parker, File Number 93 E 000549.

A map showing the above-described property is recorded in Map Book 2017, Page 1992, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. All easements and rights of way of record;
2. All Ad Valorem and deferred property taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Charles L. Parker (Seal)  
Charles L. Parker

Anna T. Parker (Seal)  
Anna T. Parker

James J. Parker (Seal)  
James J. Parker

Gerald B. Parker (Seal)  
Gerald B. Parker

State of North Carolina  
County of Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Charles L. Parker, Anna T. Parker, James J. Parker and Gerald B. Parker.

Date: 10/27/17

My Commission Expires: 10/2/21

Tammy H. Boyd  
Notary Public

