

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,000.00

Parcel Identifier No. 77951 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Mann, McGibney & Jordan, PLLC, 621 W. Jones Street, Raleigh, NC 27603

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 621 W. Jones Street, Raleigh, NC 27603

Brief description for the Index: _____

THIS DEED made this ____ day of _____, 20__, by and between

GRANTOR	GRANTEE
James Larry Williams and Betty Tunstall Williams, a married couple and Charlotte R. Williams, unmarried and Kimberly Barham, Trustee of The Gypsy Ann W. Rowland Living Trust, dated July 18, 2002	Ultra Holdings, LLC A North Carolina Limited Liability Company 711 N. Main Street Fuquay Varina, NC 27526

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, parcel of land or condominium unit situated in the City of Fuquay Varina, _____ Township, Wake County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15772 page 627.

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

A map showing the above described property is recorded in Plat Book ____ page ____.

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:

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

(Entity Name) James Larry Williams (SEAL)
Print/Type Name: James Larry Williams

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

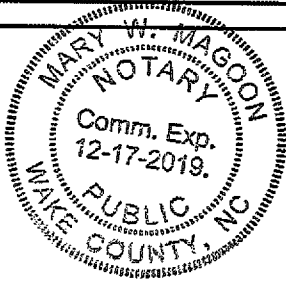
By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

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

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that James Larry Williams and Betty Tunstall Williams 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 5 day of June, 2018.

My Commission Expires: 12/17/2019
Mary W. Magoon
Notary Public



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

 (Entity Name) _____
 Print/Type Name: _____ (SEAL)

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

By: _____ *Charlotte R. Williams*
 Print/Type Name: Charlotte R. Williams (SEAL)

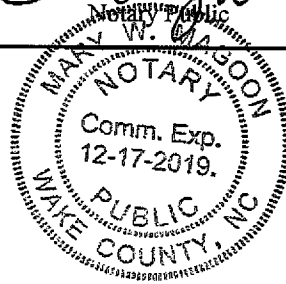
By: _____ _____
 Print/Type Name: _____ (SEAL)

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Charlotte R. Williams 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 5 day of June, 2018.

My Commission Expires: 12/17/2019

May W. Mason



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

The Gypsy Ann W. Rowland Living Trust, dated July 18, 2002
(Entity Name)

Print/Type Name: _____ (SEAL)

By: Kimberly Barham, Trustee
Print/Type Name & Title: Kimberly Barham, Trustee

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Kimberly Barham, personally appeared before me this day and acknowledged that she is the Trustee of The Gypsy Ann W. Rowland Living Trust, dated July 18, 2002, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 6 day of June, 20 18

My Commission Expires: 12/17/2019

Mary W. Magoon
Notary Public

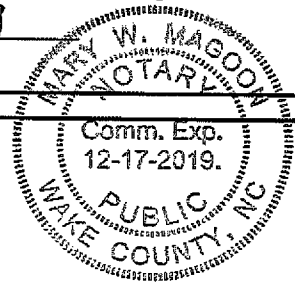


EXHIBIT "A"

This tract is located on the South side of the Norfolk-Southern Railroad where it intersects with Ennis Street (N.C. Hwy. 55) in the Town of Fuquay-Varina, N.C., and is described as follows:

BEGINNING at an iron stake located in the eastern margin of Ennis Street and the southern margin of the Norfolk-Southern Railroad right-of-way; thence along the southern margin of Norfolk-Southern Railroad South 74 degrees 06 minutes 27 seconds East 214.78 feet to an iron stake; thence along said railroad right-of-way 74 degrees 05 minutes 57 seconds East 170.22 feet to an existing iron pipe; thence along said railroad right-of-way South 74 degrees 30 minutes 59 seconds East 58.0 feet to a corner with William Collins, formerly J. Harold Therrington; thence along the Collins' line South 00 degrees 09 minutes 19 seconds West 99.71 feet to an existing iron pipe in the northern right-of-way margin of U.S. Hwy. 401; thence along the northern right-of-way margin of U.S. Hwy. 401 South 89 degrees 19 minutes 54 seconds West 165.80 feet to an existing iron stake corner with D & J Investment Corp.; thence along the line of D & J Investment Corp. and the line of Rebecca S. Mullin North 53 degrees 34 minutes 22 seconds West 325.82 feet to an iron stake in the eastern right-of-way margin of Ennis Street; thence along the eastern right-of-way margin of Ennis Street 04 degrees 02 minutes 08 seconds East 29.20 feet to the point of BEGINNING and being all of Lots A, B & C., containing 1.007 acres as surveyed by Stancil & Associates, R.L.S., for JHGL Partnership on February 3, 1988.