

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,455.00

Parcel Identifier No. 0126599 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without the benefit of a title examination)

Brief description for the Index: Panther Branch Land

THIS DEED made this 26 day of December, 2018 by and between

GRANTOR	GRANTEE
Allie Martin Howard, Jr. and wife, Jean Carolyn Howard (as to a 1/2 interest);	SOM VENTURES, LLC a North Carolina limited liability company
Teresa Gail McClenny and husband, Eric McClenny (as to a 1/4 interest); and	ADDRESS: 1124 Grogans Mill Drive Cary, NC 27519
Brenda Kaye Hurst and husband, Donald Hurst (as to a 1/4 interest)	
ADDRESS: 4800 Louis Stephens Drive Morrisville, NC 27560	

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

BEING all of that 6.14 acre parcel, more or less, with a property address of 7216 Carpenter Fire Station Road, and shown on the Wake County Tax Listing as "Panther Branch Land" and having Tax ID #0126599 and PIN #0735-34-2893.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12348, Page 1023; and Book 12348, Page 1026, 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 showing the above described property is recorded in Book _____, Page _____, Wake County Registry.

KC: 378990

submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

Eric McClenny and Donald Hurst join this deed for the purpose of relinquishing any and all marital interest they have in the property.

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. 2019 ad valorem taxes;
2. Zoning ordinances affecting the property; and
3. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

Allie Martin Howard Jr (SEAL)
Allie Martin Howard, Jr.

Jean Carolyn Howard (SEAL)
Jean Carolyn Howard

State of North Carolina - County of Durham

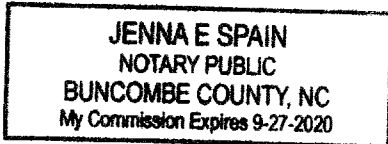
I, the undersigned Notary Public of the County of Buncombe and State aforesaid, certify that the following persons personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: **Allie Martin Howard, Jr. and Jean Carolyn Howard**

Witness my hand and Notarial stamp or seal this 26 day of December, 2018.

My Commission Expires: 09/27/2020

(Affix Seal)

Jenna E. Spain
Jenna E. Spain Notary Public
Notary's Printed or Typed Name



~Additional Signatures on Following Page~

~Additional Signature Page to General Warranty Deed~

Teresa Gail McClenny (SEAL)
Teresa Gail McClenny

Eric McClenny (SEAL)
Eric McClenny

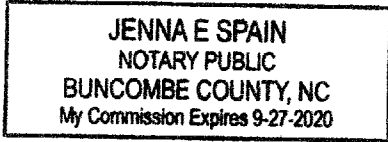
State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Buncombe and State aforesaid, certify that the following persons personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: **Teresa Gail McClenny and Eric McClenny**

Witness my hand and Notarial stamp or seal this 26 day of December, 2018.

My Commission Expires: 09/27/2020

(Affix Seal)



Jenna E. Spain
Jenna E. Spain Notary Public
Notary's Printed or Typed Name

Brenda Kaye Hurst (SEAL)
Brenda Kaye Hurst

Donald Hurst (SEAL)
Donald Hurst

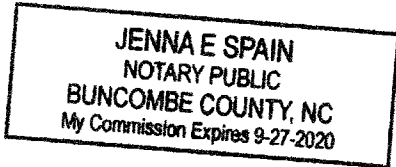
State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Buncombe and State aforesaid, certify that the following persons personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: **Brenda Kaye Hurst and Donald Hurst**

Witness my hand and Notarial stamp or seal this 26 day of December, 2018.

My Commission Expires: 09/27/2020

(Affix Seal)



Jenna E. Spain
Jenna E. Spain Notary Public
Notary's Printed or Typed Name