

WAKE COUNTY, NC 40
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/15/2017 12:23:30
STATE OF NC REAL ESTATE
EXCISE TAX: \$1,260.00
BOOK:016997 PAGE:00953 - 00959

Excise Tax \$ 1,260.00

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No.: **0064129**
Prepared by: GOLD LAW, P.A.
Yorktown Office Condominiums
140 Mine Lake Court
Suite #100
Raleigh, NC 27615
Return to: Grantee

Brief description for the Index

Property Address: **724 North Blount Street; Raleigh, NC 27604-1124**

THIS DEED made this 15 day of December, 2017 by and between

GRANTOR	GRANTEE
Holland & Bridges, LLC a North Carolina limited liability company 114 Harp Street Raleigh, NC 27604	724 North Blount, LLC a North Carolina limited liability company 324 S Wilmington Street #419 Raleigh, NC 27601

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:

See attached Exhibit A.

Property address is known as: 724 North Blount Street Raleigh, NC 27604-1124

THE PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

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.

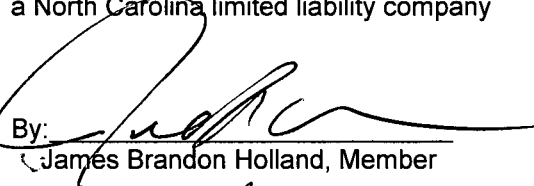
The property hereinbefore described was acquired by Grantor(s) by instrument recorded at **Book 12011, Page 1259, WAKE** County Register of Deeds, North Carolina.

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

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Holland & Bridges, LLC
a North Carolina limited liability company

By: 
James Brandon Holland, Member

By: 
Laurice Howard, Member

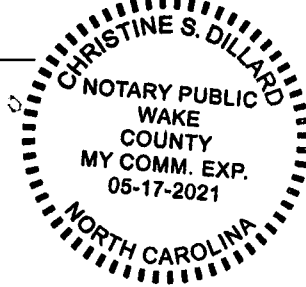
State of NC
County of Wake

I, Christine S. Dillard, a Notary Public for Wake County and said State, do hereby certify that **James Brandon Holland, Member** executing a duly authorized corporate act for **Holland & Bridges, LLC.**, a North Carolina limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 15 day of December, 2017.
(Official Seal)

Christine S. Dillard
Printed name of Notary Public

My commission expires: 5/17/21



State of NC
County of Wake

I, Christine S. Dillard, a Notary Public for Wake County and said State, do hereby certify that **Laurice Howard, Member** executing a duly authorized corporate act for **Holland & Bridges, LLC.**, a North Carolina limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 15 day of December, 2017.
(Official Seal)

Christine S. Dillard
Printed name of Notary Public

My commission expires: 5/17/21

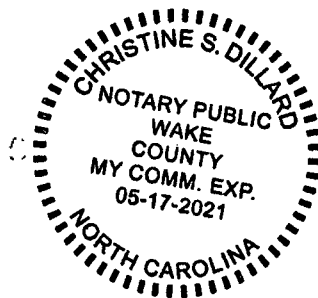
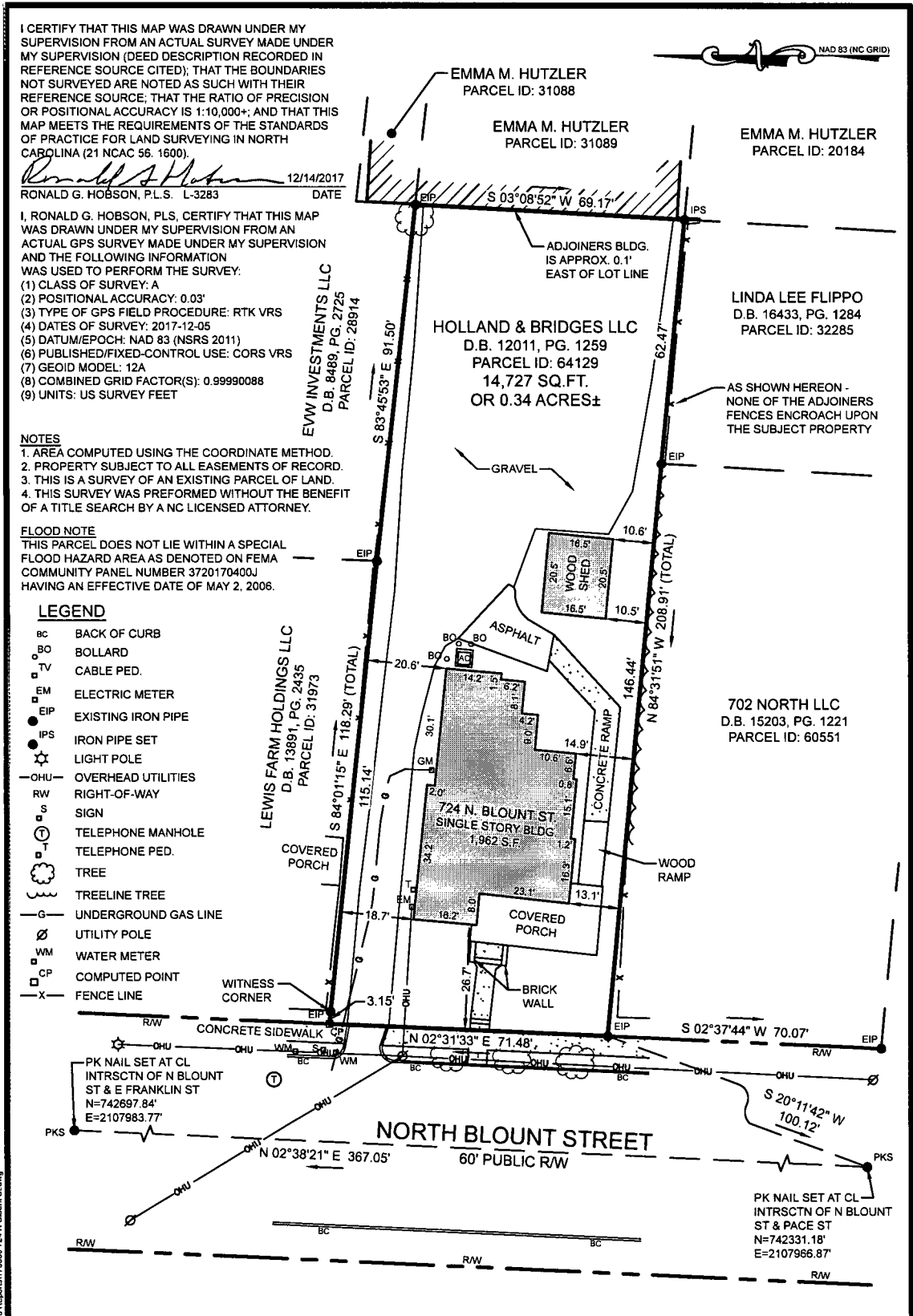


Exhibit A

Commencing at a PK Nail set at intersection of N Blount Street and Pace Street thence North 20 degrees 11 minutes 42 seconds East 100.12 feet to the Northwest corner of the lot (now or formerly) owned by 702 North LLC (Parcel 1060551) said Northwest corner being the point of Beginning; thence North 02 degrees 31 minutes 33 seconds East 71.48 feet to the Southwest corner of the lot (now or formerly) owned by Lewis Farm Holdings LLC (Parcel 1031973); thence running South 84 degrees 01 minutes 15 seconds East a total of 118.29 feet (crossing over an existing iron pipe at 3.15 feet) to an existing iron pipe making the Southwest corner of the Lot (now or formerly) owned by EVW Investments LLC and the Southeast corner of the lot (now or formerly) owned by Lewis Farm Holdings, LLC; thence along the Southern boundary of EVW Investments, LLC South 83 degrees 45 minutes 53 seconds East 91.50 feet to an existing iron pipe marking the Northwest corner of the Lot owned by Emma M. Hutzler (Parcel ID 31089); thence South 03 degrees 08 minutes 52 seconds West 69.17 feet to an iron pipe set in the

Northwest corner of the lot (now or formerly) owned by Emma M Hutzler (Parcel ID 20184); thence North 84 degrees 31 minutes 51 seconds West a total of 208.91 feet (crossing over an existing iron pipe at 62.47 feet) to the point of Beginning. BEING all of 14,727 square feet or 0.34 acres +/- parcel as reflected in a survey entitled 'Lot Survey for 724 North Blount LLC' on a survey dated 12/5/2017 by Ronald G Hobson PLS at Surveying Solutions and attached hereto as reference. Being all of the property described in the deed recorded in Deed Book 12011, Page 1259 of the Wake County Register of Deeds.



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN REFERENCE SOURCE CITED); THAT THE BOUNDARIES NOT SURVEYED ARE NOTED AS SUCH WITH THEIR REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

Ronald G. Hobson 12/14/2017
 RONALD G. HOBSON, P.L.S. L-3283 DATE

I, RONALD G. HOBSON, P.L.S. CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.03'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK VRS
- (4) DATES OF SURVEY: 2017-12-05
- (5) DATUM/EPOCH: NAD 83 (NSRS 2011)
- (6) PUBLISHED/FIXED-CONTROL USE: CORS VRS
- (7) GEOID MODEL: 12A
- (8) COMBINED GRID FACTOR(S): 0.99990088
- (9) UNITS: US SURVEY FEET

NOTES

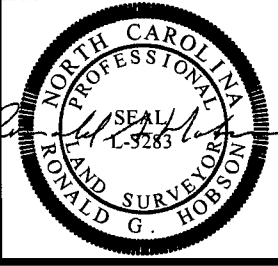
1. AREA COMPUTED USING THE COORDINATE METHOD.
2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD.
3. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH BY A NC LICENSED ATTORNEY.

FLOOD NOTE
 THIS PARCEL DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DENOTED ON FEMA COMMUNITY PANEL NUMBER 3720170400J HAVING AN EFFECTIVE DATE OF MAY 2, 2006.

- LEGEND**
- bc BACK OF CURB
 - BO BOLLARD
 - TV CABLE PED.
 - EM ELECTRIC METER
 - EIP EXISTING IRON PIPE
 - IPS IRON PIPE SET
 - LP LIGHT POLE
 - O-HU OVERHEAD UTILITIES
 - RW RIGHT-OF-WAY
 - S SIGN
 - TM TELEPHONE MANHOLE
 - TP TELEPHONE PED.
 - TREE
 - TT TREELINE TREE
 - UG UNDERGROUND GAS LINE
 - UP UTILITY POLE
 - WM WATER METER
 - CP COMPUTED POINT
 - X FENCE LINE

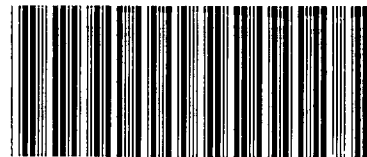
Z:\170055 724 N. Blount St.dwg & reports\Final Drawings and Reports\170055 724 N. Blount St.dwg

LOT SURVEY FOR 724 NORTH BLOUNT, LLC 724 NORTH BLOUNT STREET RALEIGH, NC 27604		
RALEIGH TOWNSHIP	WAKE COUNTY	
NORTH CAROLINA	PARCEL ID: 64129	SCALE: 1"=30'
PROJECT: 170055	SURVEY DATE: 2017-12-05	



SURVEYING SOLUTIONS
precision powered by integrity

LICENSES: C-1948 (NC), C.O.A. 4197 (SC), 0405001789 (VA)
 307 EAST MAIN ST., YOUNGSVILLE, NC 27596
 919-554-0902 | SSPP@SURVEYPC.COM | SURVEYPC.COM



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Charles P. Gilliam
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 7 # of Pages 46