

Revenue Tax: **\$8,400.00**

Real Estate ID.: **0027543**

PIN.: **1715930251**

Mail after recording to: **Grantee**

This instrument was prepared by: **Todd A. Jones, Anderson Jones, PLLC, P. O. Box 20248, Raleigh, NC 27619 (w/o Title Opinion)**

Brief Description for the index

2815 Capital Blvd

First American Title

## NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made January <sup>4<sup>th</sup></sup>, 2021, by and between

GRANTOR

GRANTEE

**C B HOTEL, LLC, a North Carolina Limited  
Liability Company  
421 N. BLOUNT STREET  
RALEIGH, NC 27601**

**CRP/AR OAK CITY OWNER, L.L.C., a Delaware  
Limited Liability Company  
c/o Alliance Residential Company  
2525 E. Camelback Rd.  
Phoenix, Arizona 85016**

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 Raleigh, St Matthews Township, Wake County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

**This is not the Grantors personal residence.**

The property hereinabove described was acquired by Grantor as recorded in Book 14236, Page 0107 in Wake County Registry.

A map showing the above described property is recorded in Book of Maps 1980, Page 0948 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. Ad valorem taxes for 2021 and subsequent years.
2. Declarations, covenants, restrictions, easements and rights-of-way, if any, of record.

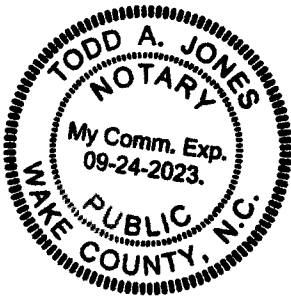
IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, the day and year first above written.

**CB HOTEL, LLC, a North Carolina Limited Liability Company**

BY: Balbir S. Brar  
**Balbir S. Brar, Managing Member**

SEAL-STAMP

State of North Carolina  
County of Wake



I, the undersigned, a Notary Public of the County and State aforesaid, certify that CB Hotel, LLC by Balbir S. Brar, Managing Member, appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4<sup>th</sup> day of January, 2020. 2020

Todd A. Jones Notary Public

Todd A. Jones Printed Name

My Commission Expires: Sept 24, 2023

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant-Register of Deeds.

**EXHIBIT A**

**Legal Description – 2815 Capital Blvd**

**BEING all of Tract 1, containing 8.02 acres, as the same shown on map recorded in Book 1980, Page 948, Wake County Registry and known as 2815 Capital Blvd., Raleigh, NC 27604**