

WAKE COUNTY, NC 45
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/10/2016 11:47:23
STATE OF NC REAL ESTATE
EXCISE TAX: \$900.00
BOOK:016379 PAGE:02427 - 02429

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$900.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 0656941360

Mail after recording to: Daron D. Satterfield , 3708 Lyckan Parkway, Suite 106, Durham, NC 27707

This instrument was prepared by: Daron D. Satterfield (Title Insured with Investors Title Insurance Company)

THIS DEED made this 10th day of May , 2016 by and between

GRANTOR

Monique Holdings L.P. , a Nevada Limited Partnership

Mailing Address: 1156 High Street Santa Cruz CA 95064

GRANTEE

BFT Realty LLC

Property Address: 724 S Main Street, Fuquay Varina, NC 27526

Mailing Address: 724 South Main Street Fuquay Varina NC 27526

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 and more particularly described as follows:

BEING ALL OF THAT PARCEL OR TRACT DESIGNATED AS "AREA TO BE RECOMBINED- 8,182 SQ. FT." AS SHOWN IN BOOK OF MAPS 2012, PAGE 500, WAKE COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

THE ABOVE DESCRIBED AREA IS BEING RECOMBINED WITH THAT 21,219 SQ. FT. FOR A TOTAL NEW AREA OF 29,401 SQ. FT. AND THE NEW RECOMBINED AREA IS DESIGNATED AS "3-R TRACT" IN BOOK OF MAPS 2012, PAGE 500, WAKE COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book , Page , County Registry.

A map showing the above described property is recorded in Plat Book 2012 , Page 500 , and referenced within this

instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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 2016 and thereafter.
- 2. Easements and restrictions of record.

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 officer(s), the day and year first above written.

Monique Holdings L.P. _____ (SEAL)

By: *Kalimba Edwards* _____ (SEAL)
Kalimba Edwards
Title: General Partner

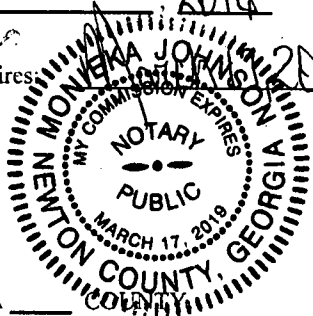
By: _____ (SEAL)

Title: _____ (SEAL)

Newton
NORTH CAROLINA _____ COUNTY

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: Kalimba Edwards. Witness my hand and official stamp or seal, this the 07 day of May, 2014

My Commission Expires: 2019



Monieka Johnson
Notary Public
Print Notary Name: Monieka Johnson

NORTH CAROLINA _____ COUNTY

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: _____, _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public
Print Notary Name: _____



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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.

**Laura M. Riddick
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

3 # of Pages