

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

PIN: 1758687482

Parcel ID: 0053729

Mail/Box to: GRANTEE: 3324 Neuse Crossing Drive, Raleigh, NC 27616

This instrument was prepared by: Harris & Hilton, P.A., 7320 Six Forks Road, Suite 100, Raleigh, NC 27615

Brief description for Index: HOUSE LOCATION BOBBY AUTRY HARRISON

THIS DEED made this 14 day of October 2019, by and between

GRANTOR

AJAY Properties LLCA North Carolina limited liability company
502 Pryor Street, Unit 102
Atlanta, GA 30312

GRANTEE

GBWR Holdings, LLCA North Carolina limited liability company
519 S. Main Street
Rolesville, NC 27571

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:

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE.

The property described above was acquired by Grantor by instrument recorded in Book 17191 Page, 2104.
A map showing the above described property is recorded in Book of Maps _____, Page ____.

All or a portion of the property conveyed is not a principal residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging

submitted electronically by "Becker Law Offices, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

to the Grantee in fee simple.

Grantor covenants with 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:

Ad valorem taxes for the current year; 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 the day and year written above.

AJAY Properties LLC, a North Carolina Limited liability company

By: [Signature] (SEAL)

Name: JIMMY SPRAYBERRY

Title: Manager/Member

STATE OF NC

COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a Driver's Licenses and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JIMMY SPRAYBERRY as **Manager/Member** of **AJAY Properties LLC**.

Date: 10-14-19

(Official Seal)

Printed Name: Jennifer L. Matherly

My commission expires: 11-15-2020

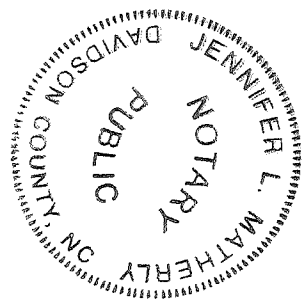


Exhibit A
Legal Description

BEGINNING at now iron stake in the southeastern right of way line of US 401 (south main street) said now iron stake being located at a point having NC coordinates N=780,408.815' E=2,156.241', and runs thence from the place of beginning north 34 degrees 16 minutes 55 seconds West 30.99 feet to a point in US 401 runs thence North 55 degrees 03 minutes 55 seconds east 212.47 feet to a point in U.S. 401; runs thence south 34 degrees 16 minutes 58 seconds east 32.25 feet to a new iron stake in the southeastern right of way line of U.S. 401; thence containing along the line of Beal, south 34 degrees 16 minutes 58 seconds East 176.25 feet to an existing iron stake; runs thence along the line of Jones, south 53 degrees 43 minutes 6 seconds West 69.46 feet to an existing iron stake; runs thence along the line of H.E.S. Inc. South 55 degrees 43 minutes 04 seconds West 143.04 feet to an existing iron stake, runs thence along the property line of Barham, North 34 degrees 16 minutes 56 seconds West 177.51 feet to the BEGINNING, containing 1.021 gross acres according to a survey and plat thereof by W. David Hawkins, dated 7/21/93 and entitled "House Location for Bobby Autry Harrison, town of Rolesville, Wake Forest township, Wake County, NC.