

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$598.00

Parcel Identifier No. 0370377 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Kohn Law, PLLC, 205 W. Millbrook Road, Ste. 210, Raleigh, NC 27609

Brief description for the Index: LOT 6, Barrett Ventures, LLC Sub,

THIS DEED made this 25th day of June, 2021, by and between

**GRANTOR**  
Haynes Investment Properties, LLC, a North Carolina limited liability company  
1924 Torrey Pines Place  
Raleigh, NC 27615

**GRANTEE**  
MRR Development, LLC, a North Carolina limited liability company  
312 Linwood Lane  
Raleigh, NC 27609

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Rolesville Wake Forest Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 6 as the same is shown and more particularly described on that certain plat entitled "SUBDIVISION PLAT FOR BARRETT VENTURES, LLC" prepared by Cawthome, Moss & Panciera, P.C., Professional Land Surveyors, dated April 4, 2007, as revised, and being recorded in Book of Maps 2008, Page 702, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 13670 page 2637. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2008 page 702.

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

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:

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

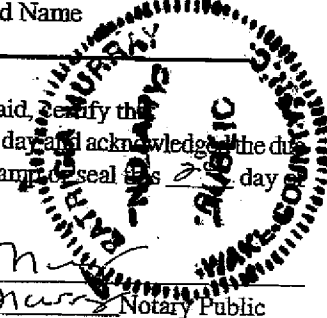
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Haynes Investment Properties, LLC
(Print/Type Name)
By: Lawrence B. Haynes (Signature)
Print/Type Name & Title: Lawrence B. Haynes, Manager
Print/Type Name: (SEAL)
By:
Print/Type Name & Title:
Print/Type Name: (SEAL)
By:
Print/Type Name & Title:
Print/Type Name: (SEAL)

State of \_\_\_\_\_ - County or City of \_\_\_\_\_
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ (Affix Seal)
Notary Public
Notary's Printed or Typed Name

State of North Carolina County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Lawrence B. Haynes personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this June 2, 2021



My Commission Expires: July 17, 2021 (Affix Seal)
Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Lawrence B. Haynes personally came before me this day and acknowledged that he is the Manager of Haynes Investment Properties, LLC, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of June, 2021.

My Commission Expires: \_\_\_\_\_ (Affix Seal)
Notary Public
Notary's Printed or Typed Name