

Submitted electronically by Andrew S. Martin, Attorney, in compliance with North Carolina statutes governing recordable documents and the terms of the Submitter Agreement with the Wake County Register of Deeds. GS 47-14 (a 1) (5).

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$770.00

Parcel Identifier No. 0029753 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Andrew S. Martin, Attorney, 1026 Washington Street, Raleigh, NC 27605

Brief description for the Index: 215 E. Cabarrus St, Raleigh, NC

THIS DEED made this 4th day of April, 2019, by and between

GRANTOR

GRANTEE

SHARP REAL ESTATE INVESTMENTS LLC,
a North Carolina limited liability company
2000 Chichoster Ct
Raleigh, NC 27615

TRIANGLE GREEN PROPERTIES, LLC,
a North Carolina limited liability company
P.O. Box 721
Morrisville, NC 27560

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 or parcel of land situated in the City of _____, _____ Township, Wake County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron pin in the northern right-of-way line of East Cabarrus Street, said point being 217.08 feet west of the point of intersection of the northern line of E. Cabarrus Street and the western line of S. Person Street; runs thence North 04°08'49" East 102.43 feet to an existing iron pin; runs thence South 86°50'29" East 42.35 feet to an existing iron pin; runs thence South 04°12'06" West 102.40 feet to a point in the northern right-of-way line of E. Cabarrus Street; runs thence along East Cabarrus Street North 86°53' West 42.25 feet to the point and place of BEGINNING and being the property shown on a map entitled "Property of J.E. Williams, 215 E. Cabarrus Street, Raleigh, N.C." by Larry I. Chasak, Registered Land Surveyors, dated 9/19/96 and being also known as Parcel No. A-23-28 in the tax maps of the City of Raleigh, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17336 page 26.

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 page .

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:

Restrictions, easements and rights of way of record, and ad valorem taxes for the current year.

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

Sharp Real Estate Investments, LLC (SEAL)
(Entity Name)

By: [Signature] (SEAL)
Name & Title: Jeffrey R. Sharp, Member/Manager

By: _____ (SEAL)
Name & Title: _____

By: _____ (SEAL)
Name & Title: _____

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 Jeffrey R. Sharp personally came before me this day and acknowledged that he is the Member/Manager of Sharp Real Estate Investments, 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 5 day of April, 2019.

My Commission Expires: _____

ANDREW S. MARTIN
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 3-18-2024.

[Signature]
Signature of Notary

Notary Public
Notary's Printed or Typed Name

(Affix Seal)