

This instrument prepared by, The Fife Law Firm, PA,
a licensed North Carolina attorney. Delinquent taxes,
if any, to be paid by the closing attorney to the county
tax collector upon disbursement of closing proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$416.00

Parcel Identifier No. 000015 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

Brief description for the Index: _____

THIS DEED made this 3 day of April, 2025, by and between

GRANTOR
YL Properties LLC
a North Carolina limited liability company
5540 Centerview Drive Ste 204 PMB 34764
Raleigh, NC 27606-8012

GRANTEE
CSS Ventures LLC
a North Carolina limited liability company
3557 North Way Drive
Zebulon, NC 27597-7615

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 Zebulon, _____ Township, Franklin County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2385 page 1305.

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 139.

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:

Restrictive covenants recorded in Book 852, Page 424, Franklin County Registry.

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

YL Properties LLC (Entity Name)	(SEAL)
By: _____	Print/Type Name: _____
Print/Type Name & Title: Yosef Hefetz Managing Member	(SEAL)
By: _____	Print/Type Name: _____
Print/Type Name & Title: _____	(SEAL)
By: _____	Print/Type Name: _____
Print/Type Name & Title: _____	(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 _____ - 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____.

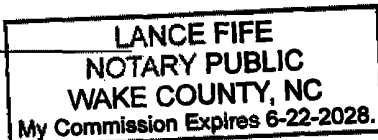
My Commission Expires: _____
(Affix Seal)

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 Yosef Hefetz personally came before me this day and acknowledged that he is the Managing Member of YL 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 3 day of April, 2025.

My Commission Expires: _____
(Affix Seal)



Lance Fife
Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

ALL OF THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED IN FRANKLIN COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1, PHASE BRIARWOOD SUBDIVISION, AS DEPICTED IN MAP BOOK PLAT RECORD FILE 2, BEGINNING AT OR INCLUDING PAGE SLIDE 139.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

ASSESSORS PARCEL NUMBER: 000015

PROPERTY ADDRESS: 856 Williams White Rd, Zebulon, NC 27597