

BK 2157 PG 495 - 496 (2) DOC# 10003397
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Fee: \$26.00 DocType: DEED Tax: \$320.00
Franklin County, North Carolina
Brandi Smith Davis, Register of Deeds

This instrument prepared by: James S. Warren, 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 proceeds.

HOLD FOR: Warren, Shackleford & Thomas, P.L.L.C.

PREPARED BY and RETURN TO: Warren, Shackleford & Thomas, P.L.L.C.
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: 41680 REVENUE STAMPS \$ 320.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 25th day of July, 2018 by and between:

GRANTOR: **GATEKEEPER INVESTMENTS, LLC**

GRANTEE: **RUDRAM GROUP, LLC**
5221 Patuxent Drive, Raleigh, NC 27616

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF _____, COUNTY OF FRANKLIN

BEING all of Tract 4 containing 10.617 acres as shown on plat entitled "Property Division Prepared For Edgar Harris Winn", a copy of which is recorded in Book of Maps 2011, Page 197, Franklin County Registry.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging 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 to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

1. Subject to easement(s) and restriction(s) of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

GATEKEEPER INVESTMENTS, LLC

By: [Signature] (SEAL)
Manager (Title)

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, James S. Warren, a Notary Public for the County of Wake State of North Carolina, certify that Steven Hayes personally appeared before me this day and acknowledged that he/she is Manager of **Gatekeeper Investments, LLC, a North Carolina Limited Liability Company** and that by authority duly given, the foregoing instrument was signed by him/her in the Company name as the act of the Company.

Witness my hand and official stamp or seal, this the 27 day of July, 2018.

My Commission Expires: 10-3-2020

Notary Public

