

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$464.00

Parcel Identifier No. 0006473 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Albertelli Law Partners North Carolina, P.A., 205 Regency Executive Park Drive, Suite 100, Charlotte, NC 28217

This instrument was prepared by: Albertelli Law Partners North Carolina, P.A., 205 Regency Executive Park Drive, Suite 100, Charlotte, NC 28217

Brief description for the Index: Lot 15, Section 2, Block A, Echo Heights, Wake County, North Carolina

Property Address: 700 Woodland Road, Raleigh, NC 27603

THIS DEED made this 19 day of July, 2019, by and between

GRANTOR

GRANTEE

Knock Homes A LLC
 555 Fayetteville St
 3rd Floor,
 Raleigh, NC 27601-3030

Christy Hanthorn
 700 Woodland Road
 Raleigh, NC 27603

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 Raleigh, Wake County, North Carolina and more particularly described as follows:

BEGINNING AT AN IRON STAKE IN THE NORTH EDGE OF WOODLAND ROAD 136 FEET WEST OF THE INTERSECTION OF THE NORTHERN EDGE OF WOODLAND ROAD WITH THE WESTERN EDGE OF COLONIAL DRIVE, THENCE ALONG THE NORTHERN EDGE OF WOODLAND ROAD SOUTH 86 DEGREES 0 MINUTES EAST 136 FEET TO A STAKE IN THE WESTERN EDGE OF COLONIAL DRIVE, THENCE ALONG THE WESTERN EDGE OF COLONIAL DRIVE 13 DEGREES 30 MINUTES WEST 235 FEET TO A STAKE, THE SOUTHEASTERN CORNER OF LOT NO. 24, THENCE ALONG THE SOUTHERN EDGE OF LOT NO. 24, NORTH 86 DEGREES 0 MINUTES WEST 65 FEET TO A STAKE, THE NORTHEASTERN CORNER OF LOT NO. 14 THENCE ALONG THE EASTERN EDGE OF LOT NO 14, SOUTH 4 DEGREES 0 MINUTES WEST 225 FEET TO THE POINT OF BEGINNING, AND BEING LOT NO. 15, SECTION 2, BLOCK A OF ECHO HEIGHTS ACCORDING TO MAP AND SURVEY OF

SAME PREPARED BY E.L. CULBRETH, ENGINEER, ON 9/15/54 AND DULY RECORDED IN THE OFFICE OF THE WAKE COUNTY REGISTRY OF DEEDS IN BOOK OF MAPS 1995, PAGE 113.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 017449 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 1995 page 113.

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:

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

Knock Homes A LLC

(Entity Name)

By: [Signature]

BY: Sherrill Payton, Authorized Signer for
StarLine Title Partners, LLC d/b/a StarLine Title, as
Attorney-in-Fact for Knock Homes A LLC

State of TEXAS

County of DALLAS

I, the undersigned Notary Public of the County and State aforesaid, certify that Sherrill Payton, personally appeared before me this day and acknowledged that s/he is the Authorized Signer for StarLine Title Partners, LLC d/b/a StarLine Title as Attorney-in-Fact for Knock Homes A LLC, and that by authority duly given and as the act of such entity, s/he signed the foregoing instrument in its name on its behalf as its act and deed. Power of Attorney recorded in Wake County, NC on 7-31-2019 in Book 017526, page 01289. Witness my hand and Notarial stamp or seal, this 19 day of July, 2019.

POA recorded simultaneously herewith.

My Commission Expires: 3/9/22

[Signature] (Signature) / (Stamp or Seal)
Notary Public

