

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$489.00

Real Estate ID #: 0375428

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Moore & Alphin, PLLC, 3716 National Drive, Suite 100, Raleigh, NC 27612 (18-DRB-3050VA)

Brief description for the Index: Lot 104 Camelot Village, Phases 1,2,3 and 5 Cluster

THIS DEED is made this 31st day of July, 2018, by and between:

GRANTOR

Dan Ryan Builders - North Carolina, LLC
3131 RDU Center Dr., Suite 120
Morrisville, NC 27560

GRANTEE

Robert Sharpe and Auriel Sharpe, Husband
and Wife

Grantee's Address:
4411 Lady Rita Lane
Raleigh, NC 27610

The designation Grantor and Grantee as used herein shall include said parties, 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 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 Raleigh, St Mary's Township, Wake County, North Carolina and more particularly described as follows:

All of Lot 104 in Camelot Village, Phases 1,2,3 and 5 Cluster, as shown on the map recorded in Book of Maps 2009, Pages 307-314, Wake County Registry, to which map reference is hereby made for a more particular description.

Property Address: 4411 Lady Rita Lane, Raleigh, NC 27610

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 said real property in fee simple, has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name by its duly authorized officer, as of the day and year first above written.

DAN RYAN BUILDERS – NORTH CAROLINA, LLC

By: _____

Jay C. Lewis, Vice President

STATE OF NORTH CAROLINA – COUNTY OF WAKE:

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Jay C. Lewis** personally came before me this day and acknowledged that he is a Vice President of **DAN RYAN BUILDERS – NORTH CAROLINA, LLC**, a North Carolina limited liability company, and, being by me duly sworn, executed the foregoing instrument for and on behalf of and as an act of the limited liability company pursuant to authority granted to him by that certain Resolution Of The Managers of Dan Ryan Builders – North Carolina, LLC, recorded in Book 16740, Page 1142, Wake County Registry.

Witness my hand and official stamp or seal, this 31 day of July, 2018.

(Stamp or Seal)



Notary Public

Printed Name: _____

My Commission Expires: _____