

Prepared By: Shedor Law Firm, PLLC
After Recording Mail To: Grantees
Excise Tax \$455

Tax Lot No. 0254332

Brief Property Description:
Lot 116 Arbor Creek Subdivision

GENERAL WARRANTY DEED

This deed made this 17 day of May, 2018, by and between:

Grantors:	Grantees:
Sweet Tooth 1, LLC (a Delaware Limited Liability Company), shown on title as Sweet Tooth 1 LLC	Rebekah Dieffenderfer and spouse, David Dieffenderfer
Grantor Address: P.O. Box 21068 Raleigh, NC 27619	Grantee Address: 260 Adefield Lane Holly Springs, NC 27540

Property Address:
260 Adefield Lane
Holly Springs, NC 27540

The property being conveyed (___ was X was not) the principal residence of at least one Grantor.

The Grantors for themselves and their heirs or successors and assigns, covenant with the Grantees, their heirs, successors, and assigns that they are seized of the following described premises in fee and have the right to convey the same in fee simple, that the same are free from encumbrances except as set forth herein, and that they will warrant and defend the said title to the same against the claims of all persons whomsoever, and do hereby for valuable consideration grant and convey to the Grantees in fee simple **TO HAVE AND TO HOLD** the following described lot or

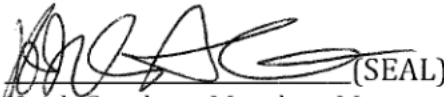
parcel of land and all privileges and appurtenances thereto belonging in fee simple. Said lot or parcel of land is situated in Wake County, North Carolina, ***being more particularly described in EXHIBIT A of this Deed***, below.

This conveyance made subject to any unpaid Ad Valorem taxes for 2018 and subsequent years;
This conveyance made subject to all valid covenants, declarations, easements and rights of way of record.

See also: deed recorded in Book 17072, Page 2427 of the Wake County Registry.

Witness the signatures and seals of the Grantors:

Sweet Tooth 1, LLC

 (SEAL)
Keith Sanders, Member-Manager

(Notary Seal)



State of NC, County of Wake

I certify that the following person(s) appeared before me this day, acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Keith Sanders, Member-Manager of Sweet Tooth 1, LLC.

This the 16th day of May, 2018.

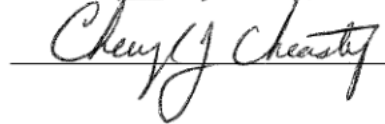
 Notary Public; my commission expires: 3-9-22

EXHIBIT A

LEGAL DESCRIPTION

Said lot or parcel of land is situated in Wake County, North Carolina, being more particularly described as follows:

Being all of Lot 116, Arbor Creek Subdivision, Village "B", Phase 2, as shown on that map recorded in Book of Maps 1999, Pages 374-78, Wake County Registry.

Property Address (for convenient reference only):

260 Adefield Lane
Holly Springs, NC 27540