

WAKE COUNTY, NC 13
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/15/2024 11:19:15

BOOK:019735 PAGE:01042 - 01044

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0 Parcel No.: 1704418502
REID:

Mail after recording to: Grantee

This instrument was prepared by Ortiz & Doyle, PLLC, 2840 Plaza Place, Suite 300, Raleigh, NC 27612

Brief description for the Index: Unit 602 of 510 Glenwood Condo

THIS DEED is made this 15th day of August, 2024, by and between:

GRANTOR	GRANTEE
Lauren Burns 510 Glenwood Ave., Suite 602 Raleigh, NC 27603	LD Glenwood Holdings, LLC a North Carolina limited liability company 510 Glenwood Ave., Suite 602 Raleigh, North Carolina 27603

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 or parcel of land situated in **Raleigh**, Wake County, North Carolina, more particularly described as follows:

BEING all of Unit 602 of 510 Glenwood Condominiums, as shown on plats and plans of 510 Glenwood Condominiums recorded in Condominium File Number 257, Wake County Registry, and described in the Declaration of Condominium for 510 Glenwood Condominium recorded in Book 8736, Page 515, Wake County Registry.

Property Address: 510 Glenwood Ave., Suite 602 Raleigh, NC 27603

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18900 pages 2102-2103.

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 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his and her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

GRANTOR:

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

Lauren Burns (SEAL)
Lauren Burns

State of North Carolina County or City of Wake

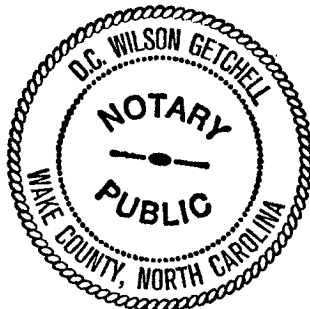
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that **LAUREN BURNS** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of August, 2024.

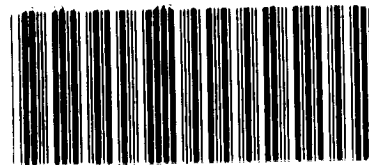
D.C. Wilson Getchell
My Commission Expires: 10/21/2025
Public

D.C. Wilson Getchell Notary

(Affix Seal)

Notary's Printed or Typed Name





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Please retain yellow trailer page

It is part of the recorded document and must be submitted
with the original for re-recording.

Tammy L. Brunner
Register of Deeds

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 3 # of Pages

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