

BOOK: 016165 PAGE: 02797 - 02798

Excise Tax -0-

Recording Time, Book and Page

Tax Lot No. 0136766

Parcel Identifier No.

*Mail after recording to*George N. Hamrick, 7048 Knightdale Blvd., Ste. 200
Knightdale, NC 27545*This instrument was prepared by* George N. Hamrick, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of September, 2015, by and between

GRANTOR

GRANTEE

Hodge Road Rental, LLC**James Sherwood Parker**8935 Heritage Drive SW
Sunset Beach, NC 28468

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designations 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 the City of _____, _____ Township, Wake County, North Carolina, and more particularly described as follows:

BEING all of that certain tract of land containing approximately 1.67 acres and being designated as Lot 2 of the property of Pattie Wall Ellen as is shown on map recorded in Book of Maps 1984, Page 88, Wake County Registry, and having Wake County PIN Number 1743-15-7657.

By this conveyance, the Grantor does convey unto the Grantee, the Grantor's 45% interest in the property hereinabove described

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

submitted electronically by "George Hamrick, Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16140, Page 1210, Wake County Registry.

A map showing the above-described property is recorded in Book of Maps 1984, Page 88, Wake County Registry.

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:

- (1) Prior liens and encumbrances of record.

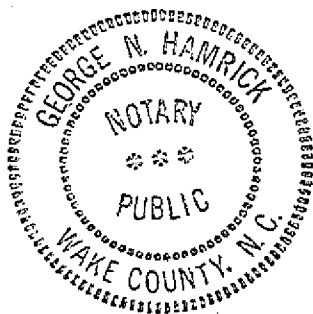
IN WITNESS WHEREOF, the Grantor has caused this instrument to be properly executed the day and year first above written.

Hodge Road Rental, LLC

By: James S. Parker (SEAL)
James S. Parker, Member/Manager

SEAL-STAMP

State of North Carolina, County of Wake



I, a Notary Public of the County and State aforesaid, certify that **James S. Parker**, personally came before me this day and acknowledged that he is Member/Manager of **Hodge Road Rental, LLC**, a limited liability company, and that he as Member/Manager, being authorized to do so, executed the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and official stamp or seal, this 23rd day of September, 2015.

My Commission Expires: 5-21-17 George N. Hamrick Notary Public