

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$600.00

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds

Parcel or Real Estate ID No. 0030290 Verified by _____ County on the ____ day of _____, 20 ____

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612Brief description for the Index: LO3 PT LT 2 & PT SOUTH PK BL12THIS DEED made this 13th day of June, 2023, by and between:

GRANTOR	GRANTEE
Green Mountain Property Group, LLC, a Massachusetts Limited Liability Company	Baqar A. Shameem and Pooja L. Shameem, a married couple
305 Silent Bend Drive Holly Springs, NC 27540	103 Saint Claire Drive Hockessin, Delaware 19707

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

See Exhibit A attached.

Property Address: 524 Branch Street, Raleigh, NC 27601

Real Estate ID: 0030290

The property hereinabove described was acquired by Grantor by instrument recorded in Book 19150, Page 743.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of Grantor.A map showing the above described property is recorded in Book of Maps 1885 at Page(s) 76.

Submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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: Easements and restrictions of record that do not materially affect the value of the property, 2023 Ad Valorem taxes.

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

Green Mountain Property Group, LLC, a Massachusetts Limited Liability Company

By: Heather Anagnos
Heather Anagnos, Managing Member

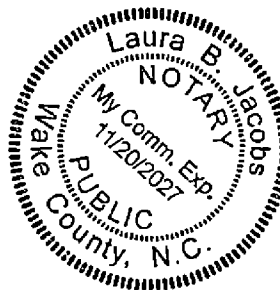
STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Laura B. Jacobs, a Notary Public, certify that Heather Anagnos personally came before me this day and acknowledged that she is Managing Member of Green Mountain Property Group, LLC., a Massachusetts Limited Liability Company, and that she, as Managing Member, being authorized to do so, executed the foregoing on behalf of Green Mountain Property Group, LLC., a Massachusetts Limited Liability Company.

Witness my hand and official seal this 13th day of June, 2023.

Laura B. Jacobs
Official Signature of Notary
Printed or typed name of Notary: Laura B. Jacobs

My Commission Expires: 11/20/2027



(affix seal here)

EXHIBIT "A"

524 Branch Street, Raleigh, NC; Parcel No. B-222-14; ID No. 30290

BEGINNING at a point in the southern right-of-way line of Branch Street, said point being North 76° 02' West 50.00 feet from the point of intersection of the southern right-of-way line of Branch Street and the western right-of-way line of Holleman Street; runs thence South 14° 04' West 100.00 feet to a point; runs thence North 76° 02' West 47.00 feet to a point; runs thence North 14° 04' East 100.00 feet to an existing iron pin in the southern right-of-way line of Branch Street; runs thence along Branch Street South 76° 02' East 47.00 feet to an existing iron pin, the point and place of BEGINNING and being part of Lot Nos. 2 and 3, Block 12 South Park, according to a map recorded in Book of Maps 1885, Page 76, Wake County Registry and being also the property shown on a map entitled "Property of Eddie D. Mills and Peggy B. Mills, 524 Branch Street, Raleigh, NC" by Larry I. Chasak, Registered Land Surveyor, dated 7/29/96.

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