

RETURN TO: Grantee

PREPARED BY: Kathryn S. Drake, Attorney at Law, PA  
Without title examination or tax advice  
Prepared by and hold for:  
Kathryn S Drake  
Attorney at Law

BRIEF DESCRIPTION: 51.17 acres Hilliard Farm LD

TAX IDENTIFICATION: 10865 REVENUE STAMPS: \$2,800.00  
The property does not include the primary residence of any of the Grantors.

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**NORTH CAROLINA GENERAL WARRANTY DEED**

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This deed made this the 21<sup>st</sup> day of March, 2017, by and between:

GRANTOR: Byrum Family, LLC  
823 Amanda Drive  
Matthews, NC 28104

GRANTEE: WFINV, LLC,  
4641 Paragon Park Road #104  
Raleigh, NC 27616

Property address: 2024 Wait Avenue  
Wake Forest, NC 27587

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF WAKE FOREST COUNTY OF Wake

See attached Exhibit A.

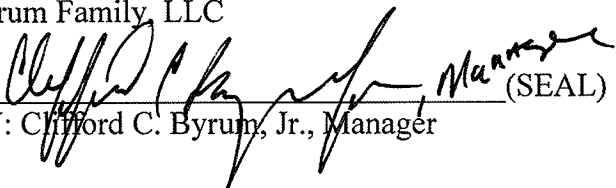
The above property was acquired by Grantor by instrument recorded in Book 15049, Page 1961, Wake County Registry.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with 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 to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

- 1. ~~Easements, conditions and restrictions of record~~ **Ad valorem taxes for 2017 and utility easements and unviolated restrictive covenants that do not materially affect the value of the** **Property.**
- IN WITNESS WHEREOF, Grantor has set his hand and seal or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.


Byrum Family, LLC  
  
 BY: Clifford C. Byrum, Jr., Manager (SEAL)

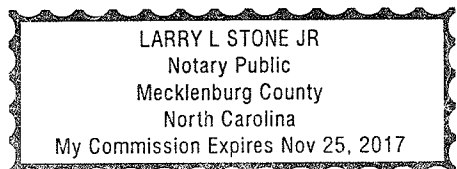
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

The undersigned, LARRY L. STONE, JR., a Notary Public of the County and State aforesaid, certify that Clifford C. Byrum, Jr., personally appeared before me this day and acknowledged that he is one of the Managers of Byrum Family, LLC, and that by authority duly given and as an act of the limited liability company, the foregoing instrument was signed in its name by him as its Manager.

Witness my hand and official stamp or seal, this the 21<sup>st</sup> day of March, 2017.

My Commission expires: NOVEMBER 25, 2017   
 Notary Public



**Exhibit "A"**

**Property Description**

**Seller: Byrum Family, LLC**

**Buyer: WFINV, LLC**

Beginning in the center of North Carolina Highway No. 98 (formerly known as Highway No. 91 and also as the Wake Forest-Zebulon Road) in the west line of lands of R.A. Averett, and runs with said Averett west line, S. 5 degrees W., 1562 feet to an iron stake; thence still with said Averett line, N. 87 degrees W. 2542 feet to a stake, corner of lands of N. J. Barham; thence with the east line of said N. J. Barham, N. 45 degrees E., 2540 feet to a point in the center of said North Carolina Highway No. 98, marked by a stake on the South side thereof; thence along the center of said Highway, S. 61 degrees E. 552 feet, S. 63 degrees E. 400 feet to the point of Beginning, containing according to a survey thereof made by Pittman Stell, C. S., on the 29th day of November, 1946, seventy-four (74) acres, more or less. Being the same land conveyed by Ethel C. Squires, et al. to George Roy Barham, be deed dated 10th day of January, 1947, and recorded in the Office of Register of Deeds for Wake County, North Carolina, in Book 962, Page 365.

See Deed recorded in Book 1854, Page 317, Wake County Registry.

Savings and Excepting from the foregoing Tract the following Parcel of Land:

Being all of that 19.300 acre tract shown on survey entitled "Survey for Atlantic Homes", a copy of which is recorded in Book of Maps 2004, Page 1914, Wake County Registry. The deed transferring said 19.300 acre tract is recorded in Book 11060, Page 934, Wake County Registry.