Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/4/2016 1:29:32 PM
Fee Amt: $106.00 Page 1 of 4
Revenue Tax: $80.00
Iredell County, NC
Matthew J. McCall Register of Deeds

BK 2412 PG 828 - 831

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $80.00

Parcel Identifier No. 4654754952 (out of) Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee.

This instrument was prepared by: Baker Law Office, PLLC, 9620 Holly Point Drive, Suite 102, Huntersville, NC 28078

Brief description for the Index: _____

THIS DEED made this 31st day of March, 2016, by and between

GRANTOR	GRANTEE
Ray Development, LLC * 4643 Mariner Lane Denver, NC 28037	Momentum Capital Management, LLC ** 5157 6th Street N St. Petersburg, FL 33703
* a NC limited liability company and Momentum Capital Management, LLC, a Florida limited liability company	** a Florida limited liability company

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or 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, parcel of land or condominium unit situated in the City of Mooresville, _____ Township, Iredell County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Being all of 1.01 tract, said tract being all of revised Lot 128 of Davidson Downes and a .05 acre tract, being combined into one single parcel.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1893 page 206.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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North Carolina Bar Association – NC Bar Form No. 3

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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:
1) All easements, restrictions and rights of way of record. 2) Those facts which would be disclosed by a current survey. 3) Ad valorem taxes for the year 2016.

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

Ray Development, LLC (SEAL)
(Entity Name)
By: Ann M. Goode (SEAL)
Print/Type Name & Title: Ann M. Goode, Manager
By: (SEAL)
Print/Type Name & Title: K. Christopher Mozeley, Manager
By: _____
Print/Type Name & Title: _____

_____ (SEAL)
Print/Type Name: _____
_____ (SEAL)
Print/Type Name: _____
_____ (SEAL)
Print/Type Name: _____
_____ (SEAL)
Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____
_____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____
_____ Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or ~~City~~ of Iredell Mecklenburg

I, the undersigned Notary Public of the County or City of Iredell and State aforesaid, certify that Ann M. Goode and R. Christopher Mozeley personally came before me this day and acknowledged that ~~he is the~~ they are Managers of Ray Development, LLC, a North Carolina ~~or corporation~~/limited liability company/~~general partnership/limited partnership~~ (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 31st day of March, 2016.

My Commission Expires: 11-6-18
(Affix Seal)

Marcia K. Long
Marcia K. Long Notary Public
Notary's Printed or Typed Name

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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:
1) All easements, restrictions and rights of way of record. 2) Those facts which would be disclosed by a current survey. 3) Ad valorem taxes for the year 2016.

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

Momentum Capital Management, LLC (SEAL)
(Entity Name)
By: _____ (SEAL)
Print/Type Name & Title: Eldridge Bravo, Managing Member

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

_____ (SEAL)
Print/Type Name: _____

_____ (SEAL)
Print/Type Name: _____

_____ (SEAL)
Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____ Notary Public
Notary's Printed or Typed Name

State of Florida - County or City of Pinellas County

I, the undersigned Notary Public of the County or City of Pinellas County and State aforesaid, certify that Eldridge Bravo personally came before me this day and acknowledged that he is the Managing Member of Momentum Capital Management, a ~~North Carolina~~ Florida ~~corporation~~/limited liability company/~~general partnership/limited partnership~~ (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 1st day of April, 2016.

My Commission Expires: 1/8/19
(Affix Seal)

Christian Guerrero Notary Public
Notary's Printed or Typed Name

CHRISTIAN GUERRERO
MY COMMISSION #FF081752
EXPIRES January 8, 2018
(407) 398-0153 FloridaNotaryService.com

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EXHIBIT A

COMMENCING at an existing iron pin in the rear line of Lots of Davidson Downes, Section II, Plat Book 19, Page 50, Iredell County Public Registry, all references being to said Registry, and runs thence from said pin South 47-54-32 West 283.06 feet to an existing iron pin, the point and place of beginning, said beginning point being the Southeastern corner of revised Lot 128, said pin being a point in the line of Johnny V. Broome, Sr. (now or formerly, Deed Book 2324, Page 546) and runs thence with the northern line of Broome South 47-54-32 West 104.51 feet to an existing iron pin, said pin being the southwestern corner of revised Lot 128 at Deed Book 865 Page 1829 and continues thence South 47-54-32 West 70.96 feet to a set iron pin in the line of Broome and continues thence South 40-28-11 West 33.19 feet to a set iron pin, (said pin being the new Southwestern corner of this 1.01 acre parcel); and runs thence a new line of Ray Development, LLC (now or formerly Deed Book 1893 Page 206) North 42- 01-49 West 214.30 feet to a set iron pin said pin being the new northwestern corner of this 1.01 acre tract and runs thence a new line of Ray Development, LLC North 47-50-06 East 103.32 feet to an existing iron pin set at the southeastern terminus of Sink Farm Road (a 60 foot wide public right of way); and runs thence along and with the southern margin of the right of way of Sink Farm Road North 47-50-06 East 105.05 feet to an existing iron pin (said pin being the revised northeastern corner of Lot 128, Deed Book 865 Page 1833); and runs thence with the formerly revised eastern line of Lot 128 South 42-01-49 East 210.27 feet to the point and place of beginning, containing 1.01 acres, more or less, all as shown on that certain survey of Davidson Downes Section II, Lot 128 and 0.50 acre tract, as shown on that certain survey by William M. Allen, PLS, Number 3499, dated March 3, 2016, and being the combination of revised Lot 128 and a .50 acre additional tract being combined for a total lot size of 1.01 acres as combined and shown on said survey.

This recombined 1.01 acre tract may not be subdivided without the written approval of Ray Development, LLC, or its successors or assigns.