

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**Excise Tax \$2,500.00**

Parcel Identifier No. 1744250338

Mail after recording to: **Grantee**

This instrument was prepared by: **King & Spalding LLP**

**TITLE NOT EXAMINED**

Brief Description for the index

Lot 1 of Legacy Oaks

THIS DEED made as of November 1 2016, by and between:

GRANTOR	GRANTEE
CWR PARTNERS WEST, LLC, a Georgia limited liability company 171 17 <sup>TH</sup> Street NW 12 <sup>th</sup> Floor Atlanta, Georgia 30363	SAM'S REAL ESTATE HOLDINGS-GEORGIA, LLC, a North Carolina limited liability company 7935 Council Place, Suite 200 Matthews, North Carolina 28105

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 the Town of Knightdale, County of Wake, North Carolina and more particularly described as follows (the "**Property**"):

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.**

For reference purposes for source of title see instrument recorded in Book 12716, Page 1260.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the following exceptions:

**SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.**

[Signature Page Follows]

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

**GRANTOR:**

**CWR PARTNERS WEST, LLC**, a Georgia limited liability company

By: The Carter Real Estate Fund II, LLC, a Georgia limited liability company, its sole member

By: Carter Investment Management, LLC, a Georgia limited liability company, its manager

By: CA Management Holding, LLC, a Georgia limited liability company, its manager

By: [Signature]  
Name: Scott D. Stringer  
Title: Authorized Signatory

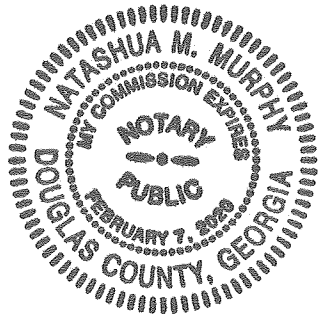
STATE OF Georgia

COUNTY OF Douglas

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Scott D. Stringer (insert name only (not title) of individual signing document).

Date: Nov. 1, 2016

[Signature]  
Official Signature of notary



Natashua M. Murphy  
Notary's printed or typed name, Notary Public

**Exhibit A**

**Legal Description**

That certain real property located in Wake County, North Carolina shown as Lot 1 on the Subdivision Plat-Final for Legacy Oaks recorded in Book of Maps 2008, Page 1283 in the Office of the Register of Deeds for Wake County, North Carolina

**Exhibit B****Permitted Exceptions**

1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
2. Covenants, conditions, restrictions, easements, and liens provided for in instruments filed for record in Book 12716, page 1277; amended in Book 13165, page 2035.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance disclosed by plats recorded in Plat Book 2005, pages 2416-2420 and Plat Book 2008, pages 1282-1288.
4. Easements to Carolina Power and Light Company d/b/a Progress Energy Carolinas, Inc. recorded in Book 1262, page 626, Book 1549, pages 459-461; Book 4067, page 13; Book 9498, page 469 and Book 13154, page 188.
5. Easement to Southern Bell Telephone and Telegraph Co. recorded in Book 497, page 504.
6. Billboard Agreement recorded in Book 4547, page 404.
7. Memorandum of Action recorded in Book 1537, page 50 and Consent Judgment recorded in Book 1617, page 377.
8. Consent Judgment in Book 1615, page 341.
9. Riparian and/or littoral rights incident to the Land; rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land; and title to any portion of the Land owned by any governmental entity including, but not limited to, marsh, dredged and/or filled areas and Land below the mean high-water mark.
10. Easements to Bellsouth Telecommunications, Inc. d/b/a AT&T North Carolina recorded in Book 13230, page 1564.
11. Terms, conditions, obligations and rights of others entitled thereto in and to the Construction and Slope Easement as described in Schedule A and as recorded in Book 13123, page 1347.
12. Annexation Agreement recorded in Book 12677, page 615.
13. Easement Agreement for access road recorded in Book 12716, page 1343.
14. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation or other adverse circumstance regarding the following matters disclosed by survey entitled "CWR PTNR WEST, LLC HODGE ROAD" by Commercial Site Design, PLLC dated March 29, 2016, last revised April 21, 2016.
15. Neuse River Buffer stream as shown in Book of Maps 2007, page 1836.