

NORTH CAROLINA SPECIAL WARRANTY DEED

Submitted Electronically by Stark Law Group, PLLC in compliance with N.C. General Statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

Excise Tax: \$2305.00

Parcel Identifier No. Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Stark Law Group, PLLC; 6011 Farrington Road, Suite 300, Chapel Hill, NC 27517

This instrument was prepared by: Stark Law Group, PLLC, 6011 Farrington Road, Suite 300, Chapel Hill, NC 27517

Brief description for the Index: 100 & 150 Wellesley Trade Lane, Cary, North Carolina

THIS DEED made this 3rd day of March, 2016, by and between

| GRANTOR | GRANTEE |
|--|---|
| <p>BLACK ELK II, LLC, a North Carolina limited liability company 6011 Farrington Road, Suite 300 Chapel Hill, NC 27517</p> | <p>TINTON, LLC, a North Carolina limited liability company 312 Cloister Court Chapel Hill, NC 27514</p> |

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

All of Lot "1" containing 1.43 acres, and Lot "2" containing 1.25 acres, as shown on plat entitled "Subdivision Survey of Wellesley Professional Park by ESP Associates, P.A. dated October 13, 1997 and recorded in Book of Maps 1997, Page 2082, Wake County Registry.

Together with all rights, title, and interest of Grantor in and to any current or former streams, alleys, roads, streets, way strips, gores, or railroad rights-of-way abutting or adjoining the Property, and together with all improvements thereon and all privileges, easements, and appurtenances thereto belonging.

A map showing the above described property is recorded in Plat Book 1997, Page 2082.

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:

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

By: Black Elk, II, LLC

Print/Type Name & Title: [Signature]

State of North Carolina - County or City of Orange

I, the undersigned Notary Public of the County or City of Orange and State aforesaid, certify that Thomas H. Stark, Manager of Black II, LLC 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 3rd day of March, 2016. My Commission Expires: 9-1-2019

Sara P. Stark Notary Public

(Affix Seal)

Notary's Printed or Typed Name: Sara P. Stark

By: [Signature]
Print/Type Name/Title: [Signature]

