

WAKE COUNTY, NC 140
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 04/15/2016 14:52:58
 STATE OF NC REAL ESTATE
 EXCISE TAX: \$4,800.00
 BOOK:016353 PAGE:02355 - 02359

Excise Tax: \$4,800.00

Recording Time, Book and Page

Real Estate ID: 0157600

PIN: 0754-39-2368

Return after recording to:

Weatherspoon & Voltz LLP
 Hold for Box 36

This instrument was prepared by:

Douglas J. Short of Manning, Fulton & Skinner, P.A.
 (WITHOUT THE BENEFIT OF TITLE EXAMINATION)

Brief description for the Index:

+/- 3.35 acres, Morrisville, BM1999-513

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 14 day of April, 2016, by and between

GRANTOR	GRANTEE
<p>BASIL G. BAKIS and wife, MARY GEORGARA BAKIS*</p> <p>210 Asbill Court Cary, NC 27518</p>	<p>PBR SUBSIDIARY, LLC, a Delaware limited liability company</p> <p>250 Civic Center Drive Suite 500 Columbus, OH 43215</p>

* MARY GEORGARA BAKIS was incorrectly identified as MARY GEOGARA BAKIS in that deed recorded in Book 12622, page 1262, Wake County Registry.

The property conveyed by this instrument does not include the primary residence of the Grantor.

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by that instrument recorded in Book 12622, Page 1262, Wake County Registry.

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 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, other than the following exceptions: (i) ad valorem taxes for the year 2016 and subsequent years and pending assessments not yet due or payable; (ii) enforceable easements, restrictions, covenants, and rights of way or other matters or encumbrances of record; (iii) zoning ordinances and public land use restrictions affecting the subject property; (iv) matters which would be revealed by a current and accurate survey of the property.

[signature and notary acknowledgment follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

Basil Bakis
Basil G. Bakis

Mary Georgara Bakis
Mary Georgara Bakis

STATE OF NORTH CAROLINA

COUNTY OF WAKE

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: Basil G. Bakis.

Date: DJS 7/13, 2016

Notary Public: DJS

Printed Name: Douglas J. Short

My Commission Expires: 10/16/18



STATE OF NORTH CAROLINA

COUNTY OF WAKE

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: Mary Georgara Bakis.

Date: DJS 7/13, 2016

Notary Public: DJS

Printed Name: Douglas J. Short

My Commission Expires: 10/16/18

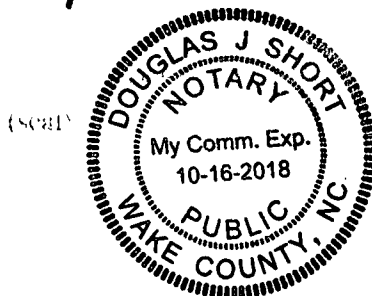
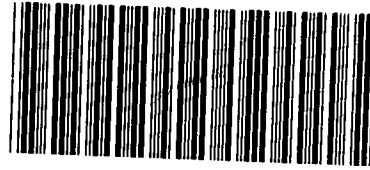


EXHIBIT A

(Legal Description)

BEING all of that certain 3.35 acres parcel of land as shown on the Recombination Plat recorded in Book of Maps 1999, Page 513, Wake County Registry.



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Laura M. Riddick
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

5 # of Pages

RB