

WAKE COUNTY, NC 85  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
01/05/2018 14:44:45  
STATE OF NC REAL ESTATE  
EXCISE TAX: \$4,450.00  
BOOK:017015 PAGE:02415 - 02419

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$4,450.00

Parcel Identifier No. 0754298426 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Prepared by: Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P. (MRT), Post Office Box 2611, Raleigh, North Carolina 27602-2611

After recording, send to: Grantee

Brief description for the Index: NEW LOT 3 BM2016, PG908

THIS DEED made this 31<sup>st</sup> day of January, 2018, by and between

GRANTOR	GRANTEE
PARK WEST VILLAGE PHASE III, LLC a Delaware limited liability company c/o Casto 250 Civic Center Drive, Suite 500 Columbus, Ohio 43215	CRI OUTPARCELS LLC, an Ohio limited liability company c/o Casto 250 Civic Center Drive, Suite 500 Columbus, Ohio 43215

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 Morrisville, Cedar Fork Township, Wake County, North Carolina and more particularly described as follows:

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16882, Page 465, Wake County Registry.

No portion of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above described property is recorded in Book of Maps 2016, Page 908, 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: See Exhibit B

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

PARK WEST VILLAGE PHASE III, LLC

By: CCRH Park West III, LLC, its Manager

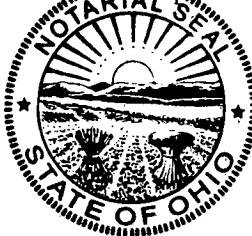
By: Paul G. Lukeman  
Print/Type Name & Title: Paul G. Lukeman  
Member of Management Committee

State of Ohio - County of Franklin

I, the undersigned Notary Public of the County of Franklin and State aforesaid, certify that Paul G. Lukeman personally came before me this day and acknowledged that he is the Member of Man. Committee of CCRH Park West III, LLC, an Ohio limited liability company, Manager of Park West Village Phase III, LLC, a Delaware limited liability company, 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 3<sup>rd</sup> day of January, 2018.

My Commission Expires: \_\_\_\_\_  
(Affix Notarial Stamp or Seal)

Stephen L. Harper  
Stephen L. Harper Notary Public  
Notary's Printed or Typed Name



Stephen L. Harper, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

Exhibit A  
Legal Description

"THE PROPERTY, NEW LOT 3"

BEING ALL OF NEW LOT 3 AS SHOWN AND DESCRIBED ON THAT PLAT ENTITLED "EASEMENT DEDICATION AND SUBDIVISION MAP OF MORRISVILLE PARTNERS, LLC PROPERTY — LOTS 2 & 3" DATED JULY 23, 2015, BY WITHERS RAVENEL AS RECORDED IN BOOK OF MAPS 2016, PAGE 908, WAKE COUNTY REGISTRY.

TOGETHER WITH AND SUBJECT TO ALL RIGHTS, TITLE, INTERESTS, APPURTENANCES AND OBLIGATIONS AS SET FORTH IN (A) THAT CERTAIN INSTRUMENT ENTITLED "OPERATION AND EASEMENT AGREEMENT" (THE "OEA") BY AND BETWEEN MORRISVILLE PARTNERS, LLC, TARGET CORPORATION AND PARK WEST VILLAGE PHASE I, LLC RECORDED IN BOOK 14055, PAGE 891, WAKE COUNTY REGISTRY, AS AMENDED IN BOOK 14379, PAGE 655; BOOK 14604, PAGE 2020; BOOK 14649, PAGE 1931; AND BOOK 16767, PAGE 1257, ALL IN WAKE COUNTY REGISTRY, AND (B) THAT CERTAIN INSTRUMENT ENTITLED "EASEMENT AND MAINTENANCE AGREEMENT" BY AND AMONG PR III/WOOD CARY PARKWAY APARTMENTS, LLC, MORRISVILLE PARTNERS, LLC AND PARK WEST VILLAGE PHASE I, LLC, RECORDED IN BOOK 14712, PAGE 1912, WAKE COUNTY REGISTRY.

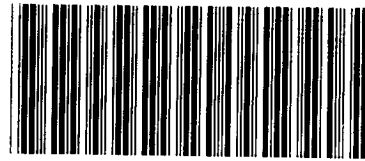
LESS AND EXCEPT THE VARIABLE WIDTH RIGHT OF WAY DEDICATION 0.045 ACRES -1,940 SQUARE FEET AS SHOWN ON PLAT OF SURVEY ENTITLED "RIGHT OF WAY DEDICATION AND EASEMENT MAP OF MORRISVILLE PARTNERS, LLC PROPERTY-LOT 3" PREPARED BY WITHERSRAVENEL SURVEYORS DATED MAY 13, 2016, RECORDED AUGUST 2, 2016, IN BOOK OF MAPS 2016 PAGES 1162-1164, WAKE COUNTY REGISTRY.

BEING THE SAME AS ALL OF LOT 3 2.598 ACRES AS SHOWN AND DESCRIBED ON THAT PLAT ENTITLED "RIGHT OF WAY DEDICATION AND EASEMENT MAP OF MORRISVILLE PARTNERS, LLC PROPERTY-LOT 3" DATED MAY 13, 2016, BY WITHERSRAVENEL AS RECORDED IN BOOK OF MAPS 2016, PAGE 1162-1164, WAKE COUNTY REGISTRY.

Exhibit B  
Exceptions

1. Taxes for the year 2018, which are a lien, now due and payable, and all subsequent years.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in instrument recorded in Book 3222, Page 257; as amended in Book 3277, Page 18, Wake County Registry, but omitting any covenant, condition, easement, and/or restriction, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, source of income, disability, handicap or national origin unless and only to the extent that the covenant, condition, easement or restriction (a) is exempt under Title 42 of the United States Code or (b) related to a handicap, but does not discriminate against handicapped persons.
3. Easements and any other facts as shown in Plat Book 2008, Page 1240; Plat Book 2015, Page 1624; Plat Book 2016, Page 908; and Plat Book 2016, Page 1162-1164, Wake County Registry.
4. Easement to Carolina Power and Light Company recorded in Book 1063, Page 4; Book 530, Page 338; Book 530, Page 339; Book 3431, Page 671; and Book 14269, Page 1139, Wake County Registry.
5. Easement to Southern Bell Telephone & Telegraph Company recorded in Book 946, Page 320, Wake County Registry.
6. Rights of others in and to the continued uninterrupted flow of Neuse Rive Riparian buffer and stream channel.
7. Second Amendment to Operation and Easement Agreement for Park West Village recorded in Book 14604, Page 2020, Wake County Registry.
8. Declaration of Easements and Restrictions- Outlot A recorded in Book 14055, Page 991, Wake County Registry.
9. The following Memorandum of Lease have rights of access over the insured property in favor of Sheetz, Inc. recorded in Book 16545, Page 176, Wake County Registry.
10. Memorandum of Action by the Department of Transportation as to a temporary construction easement recorded in Book 15496, Page 1894, Wake County Registry.
11. Stormwater Operation and Maintenance Agreement and Security by Morrisville Partners, LLC (The Station) with, to, and for the benefit of the Town of Morrisville recorded in Book 16522, Page 1960, Wake County Registry.
12. Survey dated November 9, 2017 by Thomas E. Teabo, PLS No. L-3920, Professional Land Surveyor, reveals the following: a. concrete sidewalk encroaches over property line at multiple points; b. electric lines, box, meters, transformer; c. water lines, meter, valves, hot box; d. telephone lines, pedestal; e. monitoring wells; f. storm drain lines, manhole; g. 50' Neuse River buffer shown; h. stream crosses southern tip of property.

# CRI Outparcels LLC - NC Special Warranty Deed - Sheetz (Final)



BOOK:017015 PAGE:02415 - 02419



**Please retain yellow trailer page**

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

**Charles P. Gilliam  
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 *P*