

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$13,756.00

Parcel Identifier No. 0431870 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Hervey & Hervey, P.A., Benjamin H. Hervey (without title examination)

Brief description for the Index: Lot 2 Recombination Plat of RKM Development Corporation, Inc.

THIS DEED made this 4th day of October, 2018, by and between

GRANTOR	GRANTEE
<p>RKM Cary, LLC, a Florida limited liability company</p> <p>147 2nd Avenue South, Suite 400 St. Petersburg, Florida 33701</p>	<p>SC Bypass, LLC, a Georgia limited liability company, a 56.04% undivided interest;</p> <p>H/S Pooler Outparcels, LLC, a Georgia limited liability company, a 10.84% undivided interest; and</p> <p>H/S Nauglo, LLC, a Georgia limited liability company, a 33.12% undivided interest</p> <p>3638 Walton Way Extension, Suite 201 Augusta, Georgia 30909</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 Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 2 as shown on Recombination Plat of RKM Development Corporation, Inc.
 which map or plat is recorded in Map Book 2015, Pages 1321, 1322 and 1323, in the Office of
 the Register of Deeds of Wake County, North Carolina.

All or a portion of the property herein conveyed ___ includes or XX does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Map Book 2015, Pages 1321, 1322, and 1323, Wake County Registry.

Submitted electronically by "Moss Woods PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wake County Register of Deeds.

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 the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- a) Ad valorem taxes for the year 2019 and all subsequent years not yet due and payable.
- b) Declaration of covenants, conditions, restrictions, easements, charges, assessments, liens, options, rights of or to purchase, and rights of first refusal (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 16133, Page 235; as amended in Book 17044, Page 2070; and any amendments and/or supplements thereto.
- c) Building restriction lines, easements, and any other matters shown on map or plat recorded in Book of Maps 2015, Page 1321; Book of Maps 2018, Page 285; and Book of Maps 2018, Page 817.
- d) Easement(s) and right(s)-of-way for roads or public/private utilities.
- e) Easement(s) or right(s)-of-way in favor of Duke Energy Progress, Inc. recorded in Book 16026, Page 2240 and Book 16026, Page 2243.
- f) Easement(s) or right(s)-of-way in favor of Carolina Power & Light Company recorded in Book 1794, Page 401.
- g) Easement(s) or right(s)-of-way in favor of Department of Transportation recorded in Book 5691, Page 248.
- h) Easement(s) or right(s)-of-way in favor of Carolina Power & Light Company d/b/a Progress Energy recorded in Book 12096, Page 1067.
- i) Easement(s) or right(s)-of-way in favor of Town of Cary and the North Carolina Department of Transportation recorded in Book 14050, Page 819.
- j) Easement(s) or right(s)-of-way in favor of Town of Cary and the North Carolina Department of Transportation recorded in Book 14050, Page 822.
- k) Easement(s) or right(s)-of-way in favor of Town of Cary and the North Carolina Department of Transportation recorded in Book 14050, Page 829.
- l) Easement(s) or right(s)-of-way in favor of Town of Cary and the North Carolina Department of Transportation recorded in Book 14050, Page 836.
- m) Easement(s) or right(s)-of-way in favor of Town of Cary and the North Carolina Department of Transportation recorded in Book 14050, Page 840.
- n) Easement(s) or right(s)-of-way in favor of Town of Cary recorded in Book 14050, Page 844.
- o) Easement(s) or right(s)-of-way in favor of Town of Cary and the North Carolina Department of Transportation recorded in Book 14050, Page 851.
- p) Easement(s) or right(s)-of-way in favor of Public Service Company of North Carolina, Incorporated dba PSNC Energy recorded in Book 14114, Page 640.
- q) Easement(s) or right(s)-of-way in favor of Public Service Company of North Carolina, Inc. recorded in Book 16038, Page 711.

- r) Ordinance Annexing Lands Contiguous to the Municipal Boundaries of the Town of Cary recorded in Book 15717, Page 1057.
- s) Easement(s) or right(s)-of-way in favor of Public Service Company of North Carolina, Inc. recorded in Book 15723, Page 941.
- t) Stormwater Control Access Easement and Agreement recorded in Book 16113, Page 1579 and Book 16113, Page 1585.
- u) Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the land.
- v) Title to that portion of the Land within the bounds of SR 1624 (Carpenter Fire Station Road) and SR 1625 (Green Level Church Road).
- w) Rights or claims of parties in possession as tenants under unrecorded leases.
- x) Rights or claims of Walgreen Co., an Illinois corporation in possession as tenant under an unrecorded lease, a Memorandum or Short Form evidencing same being recorded in Book 15935, Page 2402,; as affected by Second Amendment to Lease and First Amendment to Memorandum of Lease recorded in Book 16176, Page 1999; as further affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Book 16356, Page 2284.
- y) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- z) Discrepancies, variances, shortages or overages in the acreage of the Land.
- aa) Any zoning regulations and ordinances affecting the Land.

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

RKM Cary, LLC, a Florida limited liability company

By: *William Lloyd*
 Name: *William Lloyd*
 Title: *Member*

State of *Florida*
 County of *Pinellas*

I, a Notary Public for the State of *Florida*, *Pinellas* County, do hereby certify that *William C. Lloyd* personally appeared before me this day and acknowledged that (s)he is of RKM Cary, LLC, a Florida limited liability company, and that (s)he as such *Member*, being authorized to do so, signed the foregoing instrument on behalf of said limited liability company.

Witness my hand and official stamp or seal, this *2nd* day of *October*, 2018.

Jessica L. Jones Notary Public
 Print Name: *Jessica L. Jones*
 My commission expires: *December 1, 2018*

[Affix Seal]

