

WAKE COUNTY, NC 139  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
04/06/2015 11:45:51  
STATE OF NC REAL ESTATE  
EXCISE TAX: \$25,000.00  
BOOK:015971 PAGE:02367 - 02369

**SPECIAL WARRANTY DEED**

Excise Tax: **\$25,000.00**  
Tax Parcel ID No. 0758927758 Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 2015 By: \_\_\_\_\_

Mail/Box to: First American Title Insurance-NCS, 201 S. College Street, Suite 1500, Charlotte, NC 28244

This instrument was prepared by: INTERFACE BRIER CREEK, LLC

Brief description for the Index: Lot 26 of Brier Creek Village Center, Raleigh, Wake County, North Carolina

THIS DEED, made this the 2<sup>nd</sup> day of **April, 2015**, by and between NCS-702344NC

**GRANTOR: INTERFACE BRIER CREEK, LLC**, a Florida limited liability company whose mailing address is 3930 Max Place, Boynton Beach, FL 33436 (herein referred to collectively as **Grantor**) and

**GRANTEE: CPI Alm Street LLC, CPI Alm Street I LLC, CPI Alm Street II LLC, CPI Alm Street III LLC, CPI Alm Street IV LLC and FEM Alm Street LLC**, each a North Carolina limited liability company, as Tenants-in-Common, whose mailing address is: c/o SPC Associates, LLC, 235 Moore Street, Third Floor, Hackensack, NJ 07601 (herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Raleigh, County of Wake, State of North Carolina, more particularly described as follows:

**BEING all of Lot 26 as shown on "Brier Creek Village Center Recombination & Subdivision Lots 1, 2, 3, 4, 5, 23, 24 & 25" recorded in the Wake County Registry in Book of Maps 2006, Pages 1193-1194.**

**The Property was acquired by Grantor by instrument(s) recorded 9/08/2006 in Book 12159 at Page 613 in Wake County, North Carolina, Public Registry (the "Registry").**

All or a portion of the property herein conveyed \_\_\_\_ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following Exceptions and Reservations:

All instruments, terms, provisions, covenants, conditions, restrictions, easements, rights-of-way and other matters of record, as well as encroachments, overlaps, boundary lines, interests, claims and other matters that would be revealed by a current and accurate survey and inspection of the land.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

**INTERFACE BRIER CREEK, LLC**

By: *Kimberly Hill* (Entity Name)  
Print/Type Name & Title: Kimberly Hill, Manager

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

**STATE OF FLORIDA, PALM BEACH COUNTY**

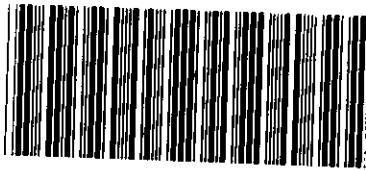
I, *Kristen M. Mirrione*, a Notary Public of the State of Florida, do hereby certify that *Kimberly Hill* (X) personally known to me or ( ) who proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged that she voluntarily signed the foregoing instrument for the purpose stated therein.

Witness, my hand and official seal, this *29* day of March, 2015.

*Kristen M. Mirrione* (SEAL)  
Notary Public

My commission expires:





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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 Time Stamps Needed

**This Document**

  3   # of Pages  
*TR*