

Excise Tax \$3900.00
Tax ID #186625

This instrument prepared by: Christopher L. Willard, Willard & Willard, L.L.P., Attorneys at Law

Return to: Grantee

Brief description for the Index: Tract 2A

SPECIAL WARRANTY DEED

STATE OF NORTH CAROLINA

COUNTY OF WAKE

THIS DEED made this 4 day of April, 2018 by and between Concourse Holdings, LLC, a North Carolina limited liability company, whose address is 4005 George V. Strong Wynd, Raleigh, NC 27612, GRANTOR and FS Partners LLC, a North Carolina limited liability company whose address is 901 Kildaire Farm Road, Suite A2, Cary, NC 27511, GRANTEE.

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 of that certain lot, tract or parcel of land situated in the County of Wake, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book 10073, Page 597, Wake County Registry.

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

All or a portion of the property herein conveyed is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot, tract 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 that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: The provisions of all applicable zoning and land use ordinances, statutes and regulations; 2018 ad valorem taxes; all applicable restrictive covenants and utility easements of record.

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.

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

Concourse Holdings, LLC, a North Carolina limited liability company

By: B. E (SEAL)
Name: Bulent Ender
Title: Member/Manager

State of North Carolina
County of Wake

I, CHRISTOPHER L. Willard a Notary Public of the County and State aforesaid, certify that Bulent Ender personally came before me this day and acknowledged that he is Member/Manager of Concourse Holdings, LLC, a North Carolina limited liability company, and that he, as Member/Manager, being authorized to do so, executed the foregoing instrument on behalf of the limited liability company.

CHRISTOPHER L. WILLARD
Notary Public
Wake County, NC
My Commission Expires 12/21/2018

(seal or stamp)

[Signature]
Notary Public Official Signature

CHRISTOPHER L. WILLARD
Notary Printed or Typed Name

My commission expires: 12-21-2018

EXHIBIT A

BEING ALL of Tract 2A, containing 1.486 acres, as shown on a Minor Subdivision Plat entitled "Tract Two, Triangle Factory Shops – Morrisville, North Carolina" recorded in Book of Maps 1995, Page 1398, Wake County Registry.

TOGETHER WITH all of Grantor's right, title and interest in all easements, rights and appurtenances appertaining to the above-described property, including without limitation, that certain variable width access easement for the private road known as Factory Shops Road as described in Book 4850, Page 513, Wake County Registry, and as shown on maps recorded in Book of Maps 1991, Page 140, Book of Maps 1994, Page 1630, Book of Maps 1995, Page 1398, all Wake County Registry. For further reference and for location of all Common Area, see Exhibit B of Declaration of Easements and Restrictions recorded in Book 6332, Page 348, Wake County Registry.