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Real Estate ID: 0297292 PIN: 0667505716
Return after recording to: Manning, Fulton & Skinner, P.A. (WCR Box 133)
This instrument was prepared by: Douglas J. Short of Manning, Fulton & Skinner, P.A.
Brief description for the Index: Outparcel 3, BM 2002-277

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 18 day of January, 2018, by and between

GRANTOR	GRANTEE
FINE REALTY INVESTMENTS I, LLC, an Ohio limited liability company 600 Alta Mesa Place Napa, CA 94558	1140 E. BROAD STREET LLC, a North Carolina limited liability company 2626 Glenwood Avenue, Suite 550 Raleigh, NC 27608

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 those 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 14726, Page 2083, 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**.

[signature and notary acknowledgment follows]

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

GRANTOR:

FINE REALTY INVESTMENTS I, LLC,
an Ohio limited liability company

By: *Linda Burdman Fine, Manager*
Linda Burdman Fine, Manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of *Napa*

On *1-16-18* before me, *Trent H. Stoppello Notary*
(insert name and title of the officer)

personally appeared *Linda B. Fine*
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~or~~ they executed the same in ~~his~~ her ~~or~~ their authorized capacity(ies), and that by ~~his~~ her ~~or~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Signature]*



(Seal)

EXHIBIT A

LEGAL DESCRIPTION

Being all that tract or parcel lying in Wake County, North Carolina, and being more particularly described as:

BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF NORTH JUDD PARKWAY NORTHEAST AND THE NORTHERN RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILWAY AS SHOWN ON BOOK OF MAPS 2017 PAGE 1315 OF THE WAKE COUNTY REGISTER OF DEEDS; THENCE WITH SAID RAILROAD RIGHT OF WAY SOUTH 89°33'11" WEST A DISTANCE OF 568.41 FEET TO AN IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF EAST BROAD STREET; THENCE WITH SAID RIGHT OF WAY A CURVE TO THE LEFT AN ARC LENGTH OF 199.92 FEET, A RADIUS OF 535.00 FEET, A CHORD BEARING OF NORTH 76°36'28" EAST, A CHORD LENGTH OF 198.75 FEET TO AN IRON PIPE; THENCE NORTH 65°54'09" EAST A DISTANCE OF 96.03 FEET TO AN IRON PIPE; THENCE A CURVE TO THE LEFT AN ARC LENGTH OF 137.22 FEET, A RADIUS OF 535.00 FEET, A CHORD BEARING OF NORTH 58°30'51" EAST, A CHORD LENGTH OF 136.84 FEET TO AN IRON PIPE; THENCE SOUTH 39°02'01" EAST A DISTANCE OF 5.08 FEET TO AN IRON PIPE; THENCE A CURVE TO THE LEFT AN ARC LENGTH OF 39.11 FEET, A RADIUS OF 550.00 FEET, A CHORD BEARING OF NORTH 48°58'53" EAST, A CHORD LENGTH OF 39.10 FEET TO A POINT; THENCE NORTH 46°56'48" EAST A DISTANCE OF 143.79 FEET TO AN IRON PIPE; THENCE SOUTH 54°45'46" EAST A DISTANCE OF 57.05 FEET TO AN IRON PIPE ON THE RIGHT OF WAY OF NORTH JUDD PARKWAY NORTHEAST; THENCE WITH SAID RIGHT OF WAY SOUTH 03°16'23" WEST A DISTANCE OF 239.63 FEET TO THE POINT OF BEGINNING, CONTAINING 61,125 SQUARE FEET OR 1.40 ACRES, MORE OR LESS.

And also shown on that plat recorded in Book of Maps 2017, Page 1315, Wake County Registry.

TOGETHER WITH appurtenant easement rights contained in Declaration of Easements record in Book 9348, Page 141, Wake County Registry.

And being the same property as described in that deed recorded in Book 14726, Page 2083, Wake County Registry, LESS AND EXCEPT for the portions thereof taken through condemnation action (17-CVS-10102) as shown on that plat recorded in Book of Maps 2017, Page 1315, Wake County Registry.

EXHIBIT B

Permitted Exceptions

1. Zoning ordinances and related land use restrictions affecting the property described herein implemented by any governmental authority.
2. Ad valorem taxes for the year 2018 and subsequent years.
3. Building restriction lines, easements, rights of way or any other facts as shown on plat recorded in Book of Maps 2002, Page 277, Wake County Registry.
4. Memorandum of Action (17-CVS-10102) recorded in Book 16879, Page 2266, Wake County Registry, and Consent Judgment (17-CVS-10102) recorded in Book 17018, Page 2439, Wake County Registry, for Town of Fuquay-Varina road widening of Judd Parkway and Broad Street. See also Book of Maps 2017, Page 1315, Wake County Registry, depicting taking area.
5. Easement to Carolina Power and Light Company recorded in Book 9211, Page 477, Wake County Registry.
6. Terms, Conditions, and Restrictions contained within the Declaration of Easements recorded in Book 9348, Page 141, Wake County Registry.
7. Matters as shown on survey prepared by Ronald T. Frederick, dated December 20, 2017, Project No.: SPEC-17119.
8. Right of possession of SunTrust Bank, as tenant only, as evidenced by that Memorandum of Lease recorded in Book 13596, Page 2615, Wake County Registry, as affected by Assignment of Lease recorded in Book 14726, Page 2088, Wake County Registry.