

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 5,000.00

Parcel Identifier No. 0055383 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument prepared by: Andrew S. Martin, Attorney, 1026 Washington Street, Raleigh, NC 27605

Brief description for the Index: 1144 Kildaire Farm Road

THIS DEED made this 14th day of February, 2018, by and between

GRANTOR

GRANTEE

HIBERNIAN REAL ESTATE, LLC,
 a North Carolina limited liability company
 P.O. Box 12526
 Raleigh, NC 27605

MOHAMED & SONS, INC.,
 a Florida corporation
 7105 Glenwood Ave.
 Raleigh, NC 27612

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Cary, _____ Township, Wake County, North Carolina and more particularly described as follows:

As set forth and described on Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9737, Page 543.

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

A map showing the above described property is recorded in Plat Book _____, Page _____.

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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictions, Easements, and Rights of Way of Record.

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

Hibernian Real Estate, LLC
(Entity Name)

By: [Signature] (SEAL) _____ (SEAL)
Title: Member/Manager

By: [Signature] (SEAL) _____ (SEAL)
Title: _____

By: _____ (SEAL) _____ (SEAL)
Title: _____

STATE OF NORTH CAROLINA - COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *Niall A. Hanley, Member/Manager of Hibernian Real Estate, LLC.*

Date: 2/27/17

[Signature]
Official Signature of Notary

Holly Allen
Notary's printed or typed name

My commission expires: 10/05/2021

(Official Seal)
HOLLY ALLEN
NOTARY PUBLIC
Wake County, NC
My Commission Expires 10/05/2021

EXHIBIT A

Being all of 1.02 acres as depicted on a plat entitled "Recombination of Lot 2, Franklin-Lee Office Park & Property of Carolina Pasta Co." prepared by Whitt Land Surveying, dated August 29, 1996 and recorded in Book of Maps 1996, page 1656, Wake County Registry.

TOGETHER WITH a non-exclusive perpetual right to use the westernmost approximate forty-one feet (41') of the adjoining 0.4779 acre tract, as depicted in Book of Maps 1988, page 1234, as a sedimentation pond and trash/garbage dumpster, together with an easement to the dumpster site, plus a non-exclusive perpetual right to use that portion of the northeastern corner of the 0.4779 acre tract lying between the 25 foot easement and the curb line running along the northern lot line of the 0.4779 acre tract for vehicular and pedestrian ingress and egress to and from the 1.0373 acre tract. For further reference see Deed recorded in Book 4340, page 509, Wake County Registry.

THE ABOVE DESCRIBED 1.02 ACRES IS SUBJECT TO THE FOLLOWING: A non-exclusive perpetual right to use the greater part of the southernmost approximately twenty-five feet (25') of that certain 1.0373 acre tract shown in Book of Maps 1988, page 1234, for vehicular and pedestrian ingress, egress and regress to and from the .4779 acres parcel described in Book of Maps 1988, page 1234, Wake County Registry. For further reference see Deed recorded in Book 4340, page 509, Wake County Registry.