

Prepared by  
and mail to: Moore & Van Allen PLLC  
100 N. Tryon Street, Suite 4700  
Charlotte, North Carolina 28202  
Attn: Miriam A. Dixon, Esq.

Parcel ID No.: 0742877678 (REID 0299247)

**STATE OF NORTH CAROLINA**

**Excise Stamps: \$2,631.00**

**COUNTY OF WAKE**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**THIS DEED** is made as of the 24th day of January, 2018 by and between **1202 LAURA VILLAGE DRIVE, LLC**, a North Carolina limited liability company, having an address of c/o National Safe Harbor Exchanges, 10 S. LaSalle Street, Suite 3100, Chicago, Illinois 60603 and a tax mailing address of 6000 Monroe Road, Suite 100, Charlotte, North Carolina 28212, as Grantor, and, **HENDRICK AUTOMOTIVE GROUP**, a New York general partnership, having an address of 6000 Monroe Road, Suite 100, Charlotte, North Carolina 28212, as Grantee; the designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the 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 hereby 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 being more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

The property hereinabove described was devised to Grantor by instrument recorded in Book 16878, Page 2692 of the Wake County Public Registry.

The property hereinabove described is not the primary residence of the Grantor.

Submitted electronically by "Chicago Title-NC"  
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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Taxes or assessments for the year 2018, and subsequent years, not yet due or payable.
2. The following matters disclosed by survey entitled "Plat of Survey for Lot I – Laura Village ALTA/NSPS Land Title Survey Prepared for Hendrick Automotive Group" by Matthew D. Rowles, P.L.S. of Evans, Mechwart, Hambleton & Tilton, Inc., dated July 12, 2017 (the "Survey") :
  - a. Service utilities;
  - b. Encroachment of building into twenty foot (20') side setback;
  - c. Oil/sand separator; and
  - d. Rights of others in and to the use of the concrete sidewalk crossing the subject property.
3. The following matters disclosed by plats recorded in Book of Maps 1994, page 431 and as shown on the Survey and Book of Maps 1995, page 706, Wake County Registry:
  - a. Twenty foot (20') drainage easements;
  - b. Permanent Access Easement; and
  - c. Thirty foot (30') utility easement.

The following matters disclosed by plat recorded in Book of Maps 2002, page 1993, Wake County Registry and as shown on the Survey:

  - a. Twenty foot (20') drainage easements;
  - b. Existing Access Easement
  - c. Open Space Easement
  - d. Ten foot (10') Type C Buffers
  - e. Fifty foot (50') Buffer;
  - f. Outermost twenty-five foot (25') buffer (Type A Buffer); and
  - g. Additional Private Access Easement
4. Easement(s) to Carolina Power & Light Company recorded in Book 990, page 411 and Book 1390, page 534, Wake County Registry.
5. Easement to BellSouth Telecommunications, Inc. recorded in Book 5994, page 174 and as shown on plat recorded in Book of Maps 2002, page 1993, Wake County Registry.

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IN WITNESS WHEREOF, Grantor has duly executed this General Warranty Deed as of the day and year first above written.

**GRANTOR:**

**1202 LAURA VILLAGE DRIVE, LLC**  
a North Carolina limited liability company

By: National Safe Harbor Exchanges,  
a California corporation, its sole member

By: Armesha L. Bell  
Name: Armesha L. Bell  
Title: Assistant Vice President

STATE OF ILLINOIS

COUNTY OF Cook

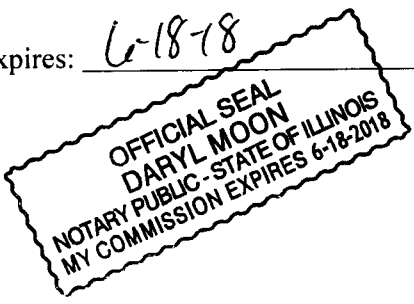
I certify that the following person personally appeared before me this day and acknowledged to me that he or she signed the foregoing document: Armesha L. Bell.

Date: January 22<sup>nd</sup>, 2018

Daryl Moon, Notary Public  
(Print or Type Name)

[NOTARIAL STAMP OR SEAL]

My Commission Expires: 6-18-18



**Exhibit A**

## Legal Description

Lying and being situate in Wake County, North Carolina, and being more particularly described as follows:

BEING ALL OF Lot I, containing 1.169 acres (50,939 square feet) as shown on plat entitled "Recombination Map of Lot I and Lot H - Laura Village for Windle Properties, LLC, Town of Apex, Wake County, North Carolina" (the "Recombination Map"), dated October 8, 2002, last revised November 5, 2002, prepared by Stantec Consulting Services, Inc., recorded in Book of Maps 2002 Page 1993, in the Office of the Registers of Deeds of Wake County, North Carolina.

TOGETHER WITH a non-exclusive access easement for ingress and egress, both pedestrian and vehicular, between Lot I and Lot H of the Laura Village Shopping Center and the adjoining drives, streets, alleys and sidewalks. The location of the access easement between Lot I and Lot H shall be in the northwestern corner of Lot I in the vicinity of the Existing Access Easement (created in BOM 1994, Page 431), located primarily on Lot H, as shown on the Recombination Map.

TOGETHER WITH a perpetual right and 20' private drainage easement, including the right of Grantee to install, construct, maintain and keep open storm water drainage pipes within the Existing Drainage Easement (created in BOM 1994, Page 431) and the 20' Private Drainage Easement created and shown on the Recombination Map; together with the right to connect to Grantor's existing storm water drainage pipes. Grantor further grants to Grantee the right to enter and reenter on Grantor's property, Lot H, for the aforesaid purposes. The easement area is described in more detail on the Recombination Map and is shown thereon as "20' PRIVATE DRAINAGE EASEMENT CENTERED ON STORM DRAIN LINE (10' EITHER SIDE OF CENTER LINE)".

TOGETHER WITH a perpetual right and 30' utility easement, including the right of Grantee to install, construct, maintain and keep open sanitary sewer pipes within the 30' utility easement created and shown on the Recombination Map; together with the right to connect to the existing sanitary sewer pipes within the Existing Utility Easement located on Lot H (created in Book of Maps 1995, Page 706), Grantor further grants to Grantee the right to enter and reenter on Grantor's property, Lot H, for the aforesaid purposes. The easement area is described in more particular detail on the Recombination Map and is shown thereon as a 30' UTILITY EASEMENT.

The rights and easements hereby granted are appurtenant to and run with Lot I.