

WAKE COUNTY, NC 10
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/23/2019 10:14:04
STATE OF NC REAL ESTATE
EXCISE TAX: \$2,400.00
BOOK:017583 PAGE:01917 - 01920

SPECIAL WARRANTY DEED

Excise Tax: \$2,400.00

Tax Parcel ID No. 0667505351 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee

This instrument was prepared by: David T. Pryzwansky (without title examination), 507 West Peace Street, Suite 101, Raleigh, NC 27603

Brief description for the Index: Lot 3, Book 1986 – 2028

THIS DEED, made this the 19th day of September, 2019, by and between

GRANTOR: 1298 Main, LLC, a Texas limited liability company, whose mailing address is 8214 Westchester Drive, Suite 550, Dallas, Texas 75225 (herein referred to collectively as **Grantor**) and

GRANTEE: AFC Fuquay, LLC, a North Carolina limited liability company, whose mailing address is 10815 Sikes Place, Suite 300, Charlotte, North Carolina 28277 (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 Charlotte~~, County of Wake, State of North Carolina, more particularly described as follows:

*Town of Fuquay-Varina

BEING all of Lot 3 of Academy Center as shown on a plat entitled "Property of Academy Center Associates" dated November 17, 1986, prepared by Watkins & Associates, P.A., Fuquay-Varina, North Carolina, and recorded in Book of Maps 1986, Page 2028, in the Office of the Register of Deeds of Wake County, North Carolina.

SAVE AND EXCEPT all that property conveyed to the Department of Transportation by Fee Simple Deed recorded in Book 4904, Page 931, in the Office of the Register of Deeds of Wake County, North Carolina.

TOGETHER WITH any interests in real estate contained or conveyed in that certain Declaration of Restrictions and Easements recorded in Book 4009 at Page 749, in the Office of the Register of Deeds of Wake County, North Carolina.

TOGETHER WITH easements contained or conveyed in that certain Easement Agreement recorded Book 3891 at Page 925, in the Office of Register of Deeds of Wake County, North Carolina.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 16783, Page 1588, and being reflected on plat(s) recorded in Map/Plat Book 1986, page/slide 2028.