

WAKE COUNTY, NC 192
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/08/2015 14:03:32
STATE OF NC REAL ESTATE
EXCISE TAX: \$3,450.00
BOOK:016042 PAGE:01402 - 01407

Excise Tax: \$3,450.00
PIN: 1704547887

Prepared by and return to: David E. Wagner, Esq., K&L Gates LLP, [Vault Box #123]
P.O. Box 17047, Raleigh, NC 27619

Brief Description for the Index:

1318 Dale Street

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 8th day of June, 2015, by and between

GRANTOR

GINGKO SQUARE ASSOCIATES, LLC,
a North Carolina limited liability company

with a mailing address of:
3321 Marblehead Lane
Raleigh, NC 27612

GRANTEE

ITAC 338, LLC,
a North Carolina limited liability company

with a mailing address of:
c/o Investors Title Accommodation Corp.
121 North Columbia Street
Chapel Hill, North Carolina 27514

Enter in appropriate block for each party: name, 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 Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those certain tracts or parcels of land lying and being in Wake County, North Carolina, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with 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 is subject to those exceptions more particularly described on Exhibit B attached hereto and incorporated herein by reference.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 4th day of June, 2015, and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

GINGKO SQUARE ASSOCIATES, LLC,
a North Carolina limited liability company

By: [Signature]
Name: Stephen Malik
Title: Manager

Wake County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Manager, Stephen Malik.

Date: June 4, 2015

My Commission Expires:
1-22-2017

Deanna Lucas
Notary Public
Print Name: Deanna Lucas

[Affix Notary Stamp or Seal below]

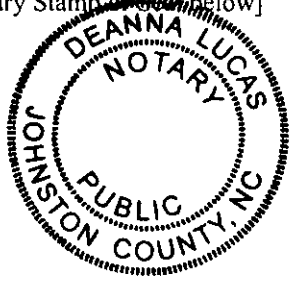


EXHIBIT A

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

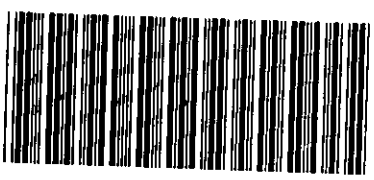
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND DESIGNATED AS LOT 1, CONTAINING 40,749 SQUARE FEET, AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK OF MAPS 2003, PAGE 673, WAKE COUNTY REGISTRY, WHICH PLAT IS REFERENCED FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH AND SUBJECT TO THOSE EASEMENTS, RIGHTS AND OBLIGATIONS DESCRIBED IN THAT CERTAIN DECLARATION OF EASEMENTS FOR ACCESS AND PARKING RECORDED IN BOOK 10098 PAGE 2503, WAKE COUNTY REGISTRY.

TOGETHER WITH AND SUBJECT TO THOSE EASEMENTS, RIGHTS AND OBLIGATIONS DESCRIBED IN THAT CERTAIN ACCESS AND DUMPSTER USE EASEMENT AGREEMENT RECORDED IN BOOK 10101, PAGE 1223, WAKE COUNTY REGISTRY.

EXHIBIT B

1. Taxes for the year 2015, and subsequent years, not yet due and payable.
2. Matters shown on plats recorded in Book of Maps 2003 at Page 673 and Book of Maps 1983 at Page 343.
3. Easement(s) to Carolina Power & Light Company recorded in Book 3157 at Page 860.
4. Deed of Easement (for encroachment of retaining wall) recorded in Book 3491 at Page 264.
5. Terms and conditions of Declaration of Easements for Access and Parking recorded in Book 10098 at Page 2503.
6. Terms and conditions of Access and Dumpster Use Easement Agreement recorded in Book 10101 at Page 1223.



BOOK:016042 PAGE:01402 - 01407



**WAKE
COUNTY**
NORTH CAROLINA

Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Laura M. Riddick
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Time Stamps Needed

This Document

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