

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Feb 26 04:17 PM NC Rev Stamp: \$ 900.00
 Book: 8371 Page: 659 Fee: \$ 26.00
 Instrument Number: 2018006288
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **\$900** Durham County / \$0.00 Wake County

Parcel Identifier No. 0881-04-51-0541 (Durham County) / See Note for Wake County

Verified by _____ County on the ___ day of _____, 20__

Mail/Box to: Grantee

This instrument was prepared by: Gwynn & Edwards, PA, 5909 Falls of Neuse Rd. Ste. 200, Raleigh NC 27609

Brief description for the Index: _____

THIS DEED made this 23rd day of February, 2018, by and between

GRANTOR

GRANTEE

DANIEL R. WHEELER, UNMARRIED

11112 Brass Kettle Road
 Raleigh, NC 27614

BOYCE MILL PARTNERS, LLC, A NORTH CAROLINA
 LIMITED LIABILITY COMPANY

Property Address: 12697 Boyce Mill Road
 Raleigh, NC 27614

Mailing Address: 702 Oberlin Road, Suite 400
 Raleigh, NC 27605

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, parcel of land or condominium unit situated in the City of Raleigh, _____ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3711, Page 823, Durham County Registry.

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

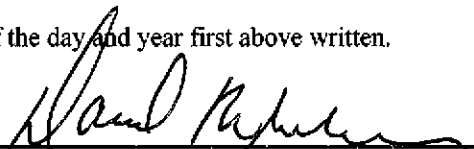
A map showing the above described property is recorded in Map Book 122, Page 163, Durham County Registry.

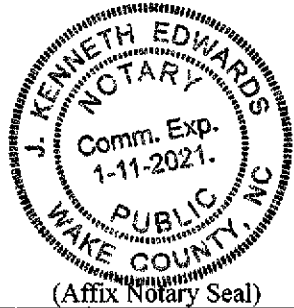
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

- 1. Ad valorem taxes for the current year and subsequent years.
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

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

 (SEAL)
 Daniel R. Wheeler



State of North Carolina - County of Wake
 I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that **Daniel R. Wheeler** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this 23rd day of February, 2018.

My Commission Expires: _____

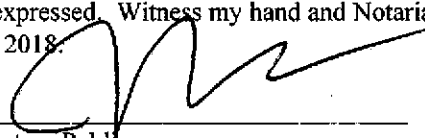

 Notary Public
 J. Kenneth Edwards
 Notary's Printed or Typed Name

EXHIBIT A

BEING all of Tract #4 as shown on Map entitled "Property of Eulalia Pugh Division" by Piedmont General Surveyors, dated December 5, 1988 and recorded in Book of Maps 1990, Page 155, Wake County Registry and Map Book 122, Page 163, Durham County Registry, same containing 12.913 acres fronting on North Carolina Secondary Road #3366 with approximately 0.5 acres of same lying in Wake County and 12.413 acres in Durham County.

(NOTE ABOUT DURHAM AND WAKE COUNTIES: This property is in both Durham and Wake Counties. Only a small portion is in Wake County. A duplicate original of this deed is being recorded in both Durham and Wake Counties.)