

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$7,800.00

Parcel Identifier Nos: 0656985393 and 0656986362

Mail/Box to: Grantee

This instrument was prepared by: Forrest Firm, P.C. (without title examination)

Brief description for the Index: 134 North Main Street (building) and 120 East Jones Street (parking)

THIS DEED made this 3<sup>rd</sup> day of January, 2018, by and between

GRANTOR	GRANTEE
<p><b>Barker Property Management, LLC</b>, a North Carolina limited liability company</p> <p>and</p> <p><b>Jones Street, LLC</b>, a North Carolina limited liability company</p> <p>401 N. Woodrow St. Fuquay-Varina, NC 27526</p>	<p><b>Town of Fuquay-Varina</b>, a North Carolina municipal corporation</p> <p><u>Mailing address:</u> 401 Old Honeycutt Road Fuquay-Varina, NC 27526</p> <p><u>Property address:</u> 134 North Main Street (building) 130 East Jones Street (parking) Fuquay-Varina, NC 27526</p>

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 Fuquay-Varina, Middle Creek Township, Wake 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 9727, Page 1821 and Book 9573, Page 1568.

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

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A map showing the above described property is recorded in Book of Maps 1987, Page 1788, and Book of Maps 2013, and Page 131.

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 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, other than the following exceptions: *This conveyance is subject to all valid and existing easements, restrictions, rights of ways and ad valorem taxes for the current year, if any.*

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

Jones Street, LLC,

A North Carolina limited liability company *As Trustee of the Patricia M Barker Revocable Trust, as sole member*

Barker Property Management, LLC,

a North Carolina limited liability company

By: *Patricia M Barker*  
Printed Name: Patricia M. Barker  
Title: Trustee

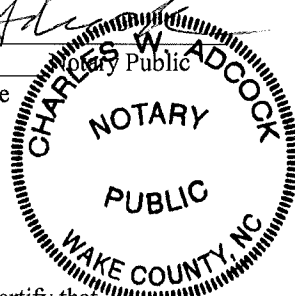
By: *Nancy Barker Johns*  
Printed Name: Nancy Barker Johns  
Title: Member

State of North Carolina -County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Patricia M. Barker, personally came before me this day and acknowledged that he is the Trustee of Jones Street, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she/he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 3<sup>rd</sup> day of January, 2018.

My Commission Expires: Nov. 13, 2021  
(Affix Seal)

*Charles W Adcock*  
Charles W Adcock Notary Public  
Notary's Printed or Typed Name

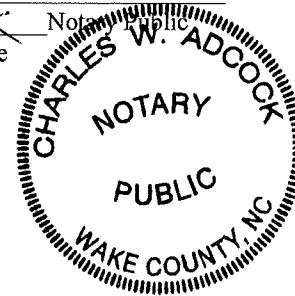


State of North Carolina -County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Nancy Barker Johns, personally came before me this day and acknowledged that he is the Member of Barker Property Management, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she/he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 3<sup>rd</sup> day of January, 2018.

My Commission Expires: Nov. 13, 2021  
(Affix Seal)

*Charles W Adcock*  
Charles W Adcock Notary Public  
Notary's Printed or Typed Name



**EXHIBIT A**

PROPERTY OF JONES STREET, LLC  
and BARKER PROPERTY MANAGEMENT, LLC

BEGINNING at an existing iron pipe, bearing N.C. Grid Coordinates N. 668,096.219, E. 2,059,468.268, located in the eastern margin of the right of way of North Main Street (N.C. Highway 401) and proceeding thence North  $01^{\circ} 33' 29''$  West 302.23 feet to an existing iron stake in the southeastern margin of the intersection of Jones Street and North Main Street; thence North  $89^{\circ} 06' 10''$  East 131.63 feet to a PK Nail; thence along the western wall of an existing warehouse (formerly the Bob Barker Company warehouse) South  $00' 22' 19''$  East 5.83 feet to a PK Nail, thence South  $00' 22' 19''$  East 299.97 feet to a computed point; thence North  $88^{\circ} 54' 21''$  East 59.59 feet to an existing iron pipe; thence South  $02^{\circ} 38' 01''$  East 17.84 feet to an existing iron pipe; thence South  $89^{\circ} 22' 13''$  West 60.29 feet to an existing iron stake; thence South  $89^{\circ} 22' 13''$  West 27.76 feet to an existing iron pipe; thence North  $02^{\circ} 01' 28''$  West 19.92 feet to an existing iron pipe; thence South  $89^{\circ} 37' 10''$  West 97.03 feet to the point and place of BEGINNING, containing 0.929 total acres, more or less, and shown on that survey entitled "Survey for: Town of Fuquay-Varina" by Mauldin-Watkins Surveying, P.A dated March 16, 2010 and revised and updated on December 20, 2017.