

Prepared by: Moore & Van Allen, PLLC (TCM-46)
100 N. Tryon Street, Suite 4700
Charlotte, North Carolina 28202

After recording return to: Greg L. Hinshaw, Esq.
Burns, Day & Presnell, PA
2626 Glenwood Ave. #560
Raleigh, NC 27608

Real Estate ID: 0173738, 0376457, 0376456
PIN #: 0667607091, 0667609433, 0667608328

STATE OF NORTH CAROLINA

Excise Stamps: \$17,600.00

COUNTY OF WAKE

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made effective as of the 26 day of February, 2018 by and between CROWN/KEITH, LLC, a North Carolina limited liability company, having an address of c/o The Keith Corporation, 4500 Cameron Valley Parkway, Suite 400, Charlotte, North Carolina 28211 ("Grantor") and TSC PLAZA NC LLC, a North Carolina limited liability company, having an address of c/o Zack Fisher, 11010 Lake Grove Road, Suite 100-313, Morrisville, North Carolina 27560 ("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 the Town of Fuquay Varina, Wake County, North Carolina and being more particularly described as follows:

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Submitted electronically by Burns, Day and Presnell, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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

The property hereinabove described was conveyed to Grantor by instrument recorded in Book 012128, Page 01457 and in Book 012128, Page 01464 of the Wake County, North Carolina Register of Deeds Office.

To comply with NCGS Section 105-317.2, the property conveyed does not include the primary residence of Grantor.

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 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 the following exceptions:

See Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

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

GRANTOR:

CROWN/KEITH, LLC, [SEAL]
a North Carolina limited liability company

By: TKC LXXXVIII, LLC,
a North Carolina limited liability company,
its Member

By: [Signature]
Name: Kenneth R. Beuley
Title: Authorized Member

By: Crown/Sunset Marketplace, LLC,
a North Carolina limited liability company,
its Member

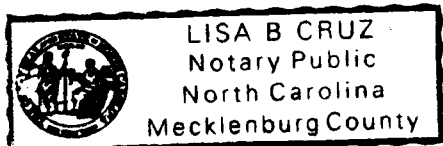
By: _____
Name: C. Patrick Crosby, Jr.
Title: Authorized Member

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Lisa B Cruz, a Notary Public for the aforesaid County and State, do hereby certify that Kenneth R. Beuley, Authorized Member of TKC LXXXVIII, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notarial seal this the 21 day of February, 2018.



My Commission Expires:
7-8-2022

[Signature]
Notary Public
Printed Name: Lisa B Cruz

[NOTARIAL SEAL]

[SIGNATURES CONTINUE ON NEXT PAGE]

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

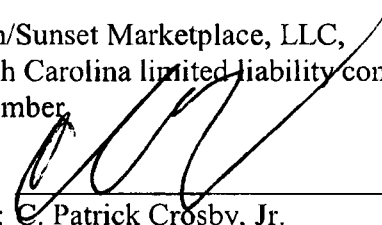
GRANTOR:

CROWN/KEITH, LLC, [SEAL]
a North Carolina limited liability company

By: TKC LXXXVIII, LLC,
a North Carolina limited liability company,
its Member

By: _____
Name: Kenneth R. Beuley
Title: Authorized Member

By: Crown/Sunset Marketplace, LLC,
a North Carolina limited liability company,
its Member

By: 
Name: C. Patrick Crosby, Jr.
Title: Authorized Member

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, _____, a Notary Public for the aforesaid County and State, do hereby certify that Kenneth R. Beuley, Authorized Member of TKC LXXXVIII, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notarial seal this the _____ day of _____, 2018.

My Commission Expires:

Notary Public
Printed Name: _____

[NOTARIAL SEAL]

[SIGNATURES CONTINUE ON NEXT PAGE]

STATE OF NORTH CAROLINA

COUNTY OF Surry

I, Michelle S. Gough, a Notary Public for the aforesaid County and State, do hereby certify that C. Patrick Crosby, Jr., Authorized Member of CROWN/SUNSET MARKETPLACE, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notarial seal this the 21 day of February, 2018.

Michelle S. Gough
Notary Public
Printed Name: Michelle S. Gough

My Commission Expires:
July 1, 2020

[NOTARIAL SEAL]

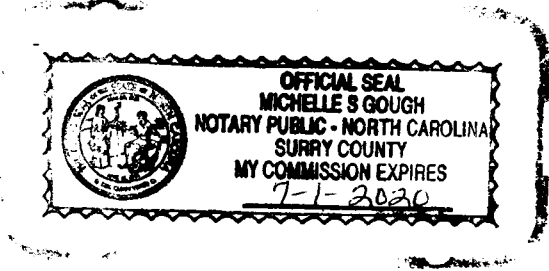


Exhibit A

Legal Description

THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATED, LYING AND BEING LOCATED IN FUQUAY-VARINA, WAKE COUNTY, NORTH CAROLINA, DESCRIBED AS LOT 6 AND PARCEL 5 ON THAT CERTAIN SURVEY PREPARED BY WITHERS & RAVENEL DATED JULY 11, 2006 AND LAST REVISED AUGUST 10, 2006, SUCH PARCELS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LOT 6

COMMENCING AT A POINT BEING THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF LOT 2, MB 1992, PG 1199; THENCE WITH A BEARING OF S00°33'28"E A DISTANCE OF 155.58 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF N82°45'56"E A DISTANCE OF 209.82 FEET TO A POINT; THENCE WITH A BEARING OF S08°33'08"E A DISTANCE OF 40.02 FEET TO A POINT; THENCE WITH A BEARING OF S82°45'56"W A DISTANCE OF 215.41 FEET TO A POINT; THENCE WITH A BEARING OF S00°33'28"E A DISTANCE OF 149.81 FEET TO A POINT; THENCE WITH A BEARING OF S00°33'28"E A DISTANCE OF 142.29 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S72°50'51"E A DISTANCE OF 56.48 FEET TO A POINT; THENCE WITH A BEARING OF N71°03'54"E A DISTANCE OF 69.49 FEET TO A POINT; THENCE WITH A BEARING OF N82°49'52"E A DISTANCE OF 135.21 FEET TO A POINT; THENCE WITH A BEARING OF S08°02'05"E A DISTANCE OF 14.95 FEET TO A POINT; THENCE WITH A BEARING OF S07°37'39"E A DISTANCE OF 25.03 FEET TO A POINT; THENCE WITH A BEARING OF S82°49'52"W A DISTANCE OF 13.73 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S82°49'52"W A DISTANCE OF 121.92 FEET TO A POINT; THENCE WITH A BEARING OF S71°03'54"W A DISTANCE OF 39.15 FEET TO A POINT; THENCE WITH A BEARING OF S54°02'41"W A DISTANCE OF 61.84 FEET TO A POINT; THENCE WITH A BEARING OF S00°28'41"E A DISTANCE OF 54.21 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S07°36'25"E A DISTANCE OF 125.63 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S70°59'46"W A DISTANCE OF 221.21 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S07°31'38"E A DISTANCE OF 15.01 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S88°57'00"W A DISTANCE OF 322.16 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF N00°08'44"E A DISTANCE OF 216.75 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S89°51'16"W A DISTANCE OF 35.00 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF N00°08'44"W A DISTANCE OF 321.81 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF N89°49'21"E A DISTANCE OF 112.96 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF N71°41'43"E A DISTANCE OF 140.05 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF N00°42'17"E A DISTANCE OF 183.97 FEET TO A POINT; THENCE WITH A BEARING OF N71°03'00"E A DISTANCE OF 36.98 FEET TO A POINT; THENCE WITH A BEARING OF N73°04'51"E A DISTANCE OF 141.09 FEET TO A POINT; THENCE WITH A BEARING OF N76°50'34"E A DISTANCE OF 69.35 FEET TO A POINT; THENCE WITH A BEARING OF N71°03'00"E A DISTANCE OF 20.57 FEET TO THE POINT OF BEGINNING.; CONTAINING 360,057 SQUARE FEET OR 8.27 ACRES AND BEING THE PROPERTY OF GREENWOOD COMMONS ASSOCIATES ACCORDING TO DEED BOOK 5383, PAGE 257, DATED OCTOBER 30, 1992.

PARCEL 5

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF LOT 2, MB 1992, PG 1199 AND HAVING COORDINATES OF N:670509.39, E:2070347.91; THENCE WITH A BEARING OF S00°33'28"E A DISTANCE OF 155.58 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF N82°45'56"E A DISTANCE OF 209.82 FEET TO A POINT; THENCE WITH A BEARING OF S08°33'08"E A DISTANCE OF 40.02 FEET TO A POINT; THENCE WITH A BEARING OF S82°45'56"W A DISTANCE OF 215.41 FEET TO A POINT; THENCE WITH A BEARING OF S00°33'28"E A DISTANCE OF 149.81 FEET TO A POINT; THENCE WITH A BEARING OF S00°33'28"E A DISTANCE OF 142.29 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S72°50'51"E A DISTANCE OF 56.48 FEET TO A POINT; THENCE WITH A BEARING OF N71°03'54"E A DISTANCE OF 69.49 FEET TO A POINT; THENCE WITH A BEARING OF N82°49'52"E A DISTANCE OF 135.21 FEET TO A POINT; THENCE WITH A BEARING OF S08°02'05"E A DISTANCE OF 14.95 FEET TO A POINT; THENCE WITH A BEARING OF S07°37'39"E A DISTANCE OF 25.03 FEET TO A POINT; THENCE WITH A BEARING OF S82°49'52"W A DISTANCE OF 13.73 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S82°49'52"W A DISTANCE OF 121.92 FEET TO A POINT; THENCE WITH A BEARING OF S71°03'54"W A DISTANCE OF 39.15 FEET TO A POINT; THENCE WITH A BEARING OF S54°02'41"W A DISTANCE OF 61.84 FEET TO A POINT; THENCE WITH A BEARING OF S00°28'41"E A DISTANCE OF 54.21 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S07°36'25"E A DISTANCE OF 125.63 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S70°59'46"W A DISTANCE OF 221.21 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S07°31'38"E A DISTANCE OF 15.01 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S88°57'00"W A DISTANCE OF 322.16 FEET TO AN EXISTING IRON PIPE, BEING THE POINT OF BEGINNING OF PARCEL 5; THENCE WITH A BEARING OF S00°08'44"W A DISTANCE OF 119.25 FEET TO A POINT; THENCE WITH A BEARING OF S88°58'42"W A DISTANCE OF 60.00 FEET TO A POINT; THENCE WITH A BEARING OF N00°08'53"W A DISTANCE OF 776.37 FEET TO A POINT; THENCE WITH A BEARING OF N80°23'27"E A DISTANCE OF 27.10 FEET TO A POINT; THENCE WITH A BEARING OF S00°08'44"E A DISTANCE OF 122.12 FEET TO AN EXISTING PK NAIL; THENCE CONTINUING ALONG SAID LINE WITH A BEARING OF S00°08'44"E A DISTANCE OF 321.81 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF N89°51'16"E A DISTANCE OF 35.00 FEET TO AN EXISTING IRON PIPE; THENCE WITH A BEARING OF S00°08'44"W A DISTANCE OF 216.75 FEET TO THE POINT OF BEGINNING; CONTAINING 32,278 SQUARE FEET OR 0.74 ACRES AND BEING THE PROPERTY OF GREENWOOD COMMONS ASSOCIATES ACCORDING TO DEED BOOK 5383, PAGE 257, DATED OCTOBER 30, 1992.

TOGETHER WITH:

ALL EASEMENTS, RIGHTS, PRIVILEGES AND BENEFITS APPURTENANT TO SAID PROPERTY AS SET FORTH AND DESCRIBED IN THE RIGHTS OF WAY AND EASEMENTS RECORDED IN BOOK 4744, PAGE 631 AND RE-RECORDED IN BOOK 4784, PAGE 688 OF THE WAKE COUNTY REGISTRY.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2018, and subsequent years, not yet due and payable.
2. Easements, setback lines and any other matters shown on plat recorded in Book of Maps 1986, Page 2002; Book of Maps 1992, Page 1199; Book of Maps 2008, Page 27, Wake County Registry.
3. Rights-of-Way and Easements recorded in Book 4744, Page 631 and Book 4784, Page 688, Wake County Registry.
5. Unrecorded lease in favor of CELLCO Partnership dba Verizon Wireless evidenced by that certain Memorandum of Lease recorded in Book 12943, Page 140, Wake County Registry.
6. Short Form Lease, executed by Greenwood Commons Associates as lessor and Kerr Drug Stores, Inc. as lessee, recorded in Book 6002, Page 384, Wake County Registry.
7. Declaration of Parking and Access Easement recorded in Book 13430, Page 2094, Wake County Registry.
8. Easement(s), Right(s) of way, and/or Permit(s) to Carolina Power and Light Company as recorded in Book 576, Page 167; Book 742, Page 319; Book 956, Page 58; Book 1078, Page 640; Book 2505, Page 655; Book 3938, Page 284, Book 4934, Page 412 and Book 5668, Page 811, Wake County Registry.
9. Easement(s), Right(s) of way, and/or Permit(s) to Central Carolina Telephone and Telegraph Company as recorded in Book 601, Page 420, Wake County Registry.
10. Deed of Easement from Growth Properties to Sunset Plaza Associates, Ltd. recorded in Book 3756, Page 583, Wake County Registry.
11. Cross Access, Ingress and Egress Easement Agreement recorded in Book 5790, Page 96, Wake County Registry.
12. Easement(s), Right(s) of way, and/or Permit(s) as recorded in Book 3756, Page 584, Wake County Registry.
13. Drainage Easement recorded in Book 5752, Page 156, Wake County Registry.
14. Town of Fuquay-Varina Board of Adjustment Special Use/Exception Permit Granted recorded in Book 11050, Page 1667, Wake County Registry.