

Excise Tax: \$810.00

Wake County REID: 0020226

Mail after recording to: *GRANTEE*
 This instrument was prepared by: David N. Bryan, P.A., P.O. Box 1238, Holly Springs, NC 27540-1238

Brief Description for the Index: **Lot 2&3 T. Anna Harrison Subdivision**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9 day of November, 2018, by and between

GRANTOR	GRANTEE
<p>138 South Main, LLC, a NC limited liability company</p> <p>3948 Browning Place, Suite 200 Raleigh, NC 27609</p>	<p>Rojas Holdings, LLC, a NC limited liability company</p> <p>138 S. Main Street Fuquay Varina, NC 27526</p>

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 or parcel of land situated in Wake County, North Carolina, and more particularly described as follows:

See Attached Exhibit A – Legal Description

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12189, Page 1129, Wake County Registry.

A map showing the above described property is recorded in Book of Maps 1920, Page 25, Wake County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a 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 the Grantee, that the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Easements and Restrictions and Rights of Way of record (if any).
2. Unpaid ad valorem taxes for 2018 and subsequent years.

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

GRANTOR:

138 South Main, LLC

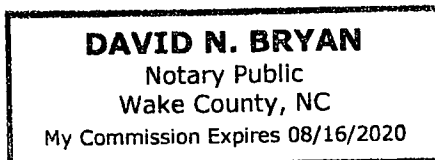


 By: Michael J. Hensley, Manager

**STATE OF NORTH CAROLINA
COUNTY OF WAKE**

I, David N. Bryan, a Notary Public of the County and State aforementioned, do hereby certify **Michael J. Hensley, Manager of 138 South Main, LLC** personally known to me or having provided satisfactory evidence of identity, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes set forth therein.

Witness my hand and official stamp or seal, this the 9 day of November, 2018.





 David N. Bryan, Notary Public

[Notary Seal]
My Commission Expires: August 16, 2020

EXHIBIT A**LEGAL DESCRIPTION**

POINT AND PLACE OF BEGINNING BEING A POINT HAVING A NC GRID COORDINATES N=667184.44, E=2059506.90, CF=0.9999870 AND ALSO BEING A SHARED CORNER WITH THE N/F W.W. JOHNSON ESTATE AND MAIN STREET/US HIGHWAY 401 60' PUBLIC RIGHT OF WAY; THENCE ALONG THE 12 INCH BRICK PARTY WALL AND ALONG THE BOUNDARY WITH N/F W. W. JOHNSON ESTATE (DB 7349-398) NORTH 89 DEGREES 43' 32" WEST 100.00 FEET TO A MAG NAIL SET AND A SHARED CORNER WITH N/F W. W. JOHNSON ESTATE AND A 10 FOOT ASPHALT ALLEY; THENCE ALONG THE BOUNDARY OF THE 10 FOOT ASPHALT ALLEY NORTH 00 DEGREES 46' 51" EAST 46.00 FEET TO A NAIL SET AND BEING A SHARED CORNER WITH N/F HAROLD E. PARKER HEIRS (DB 1091-395); THENCE ALONG THE BOUNDARY WITH N/F HAROLD E. PARKER HEIRS AND A 12 INCH BRICK PARTY WALL SOUTH 89 DEGREES 43' 32" EAST 98.12 FEET TO A POINT IN THE WESTERN MARGIN OF MAIN STREET/US HIGHWAY 401; THENCE ALONG THE MAIN STREET/US HIGHWAY 401 RIGHT OF WAY SOUTH 01 DEGREES 33' 18" EAST 46.02 FEET TO THE POINT AND PLACE OF BEGINNING, ACCORDING TO A SURVEY FOR MICHAEL HENSLEY DATED NOVEMBER 4, 2005 BY MAULDIN WATKINS SURVEYING, P.A., SEAL L- 3247, JOB NO. 2874, WHICH SAID SURVEY IS INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH VERBATIM.

ALSO BEING FURTHER DESCRIBED AS:

BEING ALL OF LOTS 2 AND 3 OF THE SUBDIVISION OF THE T. ANNA HARRISON PROPERTY AS SHOWN ON MAP RECORDED IN BOOK OF MAPS 1920, PAGE 25, WAKE COUNTY REGISTRY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE WEST SIDE OF MAIN STREET 100 FEET TO A STAKE, THE NORTHWEST CORNER OF LOT #1; THENCE NORTH WITH AN ALLEY 46 FEET TO A STAKE, THE NORTHWEST CORNER OF LOT #4; THENCE EAST 100 FEET TO A STAKE, THE SOUTHEAST CORNER OF LOT #4; THENCE SOUTH 46 FEET WITH MAIN STREET TO THE BEGINNING.

Property Address: 138 S. Main Street, Fuquay Varina, NC 27526