

Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/18/2018 2:46:39 PM
Fee Amt: \$7,726.00 Page 1 of 5
Revenue Tax: \$7,700.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 3686 PG 585 - 589

SPECIAL WARRANTY DEED

Excise Tax: \$7,700.00

Tax Parcel ID Nos.18744

Mail/Box to: c/o Cape Asset Management, LLC, 3735-B Beam Road, Charlotte, NC 28217

This instrument was prepared by: Morris, Manning & Martin, LLP, 3343 Peachtree Road, NE, Atlanta, GA 30326, Attn: John Ginley, Esq.

Brief description for the Index: 1401 Charles Blvd., Greenville, NC – Plat Book 54/117

THIS DEED, made this the 18th day of June, 2018, by and between:

GRANTOR: BERKSHIRE HUDSON CAPITAL I, LLC,
a North Carolina limited liability company
3735-B Beam Road
Charlotte, NC 28217
(herein referred to as **Grantor**) and

GRANTEE: LFC I, LLC,
a North Carolina limited liability company
7311 Johnson Mill Road
Bahama, NC 27503
(herein referred to as **Grantee**).

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells and conveys unto Grantee in fee simple the following described property located in Pitt County, North Carolina, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1086, Page 589, Pitt County Registry.

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

submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pitt County Register of Deeds. **Book: 3686 Page: 585 Seq: 1**

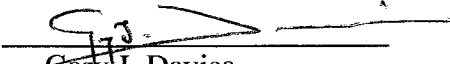
TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple.

And the Grantor covenants with the Grantee that Grantor has done nothing to impair 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 with respect to those matters set forth in Exhibit B attached hereto and incorporated herein by reference.

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

BERKSHIRE HUDSON CAPITAL I, LLC, a North Carolina limited liability company


By: Cape Asset Management, LLC, its Manager

By: 
Gary J. Davies
Manager

State of North Carolina
County of Mecklenburg

This 12th day of June, 2018, personally came before me, Gary J. Davies, personally know to me, who being by me duly sworn, says that he is Manager of Cape Asset Management, LLC, Manager of Berkshire Hudson Capital I, LLC, and that said writing was signed by him on behalf of said limited liability company, acting as Manager of Cape Asset Management, LLC, Manager of Berkshire Hudson Capital I, LLC, by authority duly given, and that the said Manager acknowledged the said writing to be the act and deed of said limited liability company, acting in the capacities stated.

Date: June 12, 2018

 Notary Public
Elaine E. Drake

My Commission Expires:
February 4, 2023

[Affix Seal]

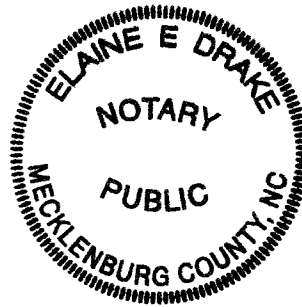


EXHIBIT "A"

LEGAL DESCRIPTION

BEING all of Parcel #1 as shown on that certain plat entitled "Minor Alteration of Final Plat" prepared for JDH Capital and recorded in Plat Book 54, Page 117, Pitt County Registry.

EXHIBIT "B"

(Permitted Exceptions)

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
3. Rights of tenants in possession, as tenants only, under unrecorded lease(s).
4. Easements, setback lines and any other matters shown on plat recorded in Plat Book 15, Page 94 and Plat Book 54, Page 117, Pitt County Registry.
5. Declaration of Easements and Restrictions recorded in Book 1086, Page 579, Pitt County Registry, as shown on the survey dated May 4, 2018, by Carlton E. Parker, PLS.
6. Easement for Greenway Purposes recorded in Book 1086, Page 576, Pitt County Registry, as shown on the survey dated May 4, 2018, by Carlton E. Parker, PLS.
7. Terms and conditions of, and rights of others in and to the use of the property subject to, the appurtenant easement(s) more particularly described in Schedule A.
8. Fee title to the land underlying the easement(s) described as part of the insured land is not insured; this policy only insures the easements rights thereto.
9. Temporary Deed of Easement to North Carolina Department of Transportation recorded in Book 1945, Page 727, Pitt County Registry.
10. Matters as shown on the survey dated May 4, 2018, by Carlton E. Parker, PLS, including rights of others in and to the 10' x 75' ingress egress easement.