

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,150.00

Parcel Identifier No. 0273868 Verified by WAKE County on the ____ day of _____, 2016

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Senter, Stephenson & Johnson, P.A. [WITHOUT TAX ADVICE]

Brief description for the Index: LO3A Beck Property

THIS DEED made this 23 day of March, 2016, by and between

GRANTOR	GRANTEE
<p>ZZZ, Inc., a Pennsylvania corporation DBA Dairy Queen of Fuquay-Varina, Inc.</p> <p>112 Briarburn Lane Holly Springs, NC 27540</p>	<p>ALRHEEB, Inc., a North Carolina corporation</p> <p>1513 N. Marine Blvd. Jacksonville, NC 28540</p>

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 or parcel of land situated in the City of **Fuquay-Varina, Middle Creek Township, Wake County, North Carolina** and more particularly described as follows:

BING Lot 3A (containing 0.516-acre) as shown on plat entitled "Minor Subdivision of: Parcel 3, Timothy W. Beck Property" recorded in Book of Maps 2000, Page 1804, Wake County Registry.

Property Address: 1408 N. Main Street, Fuquay-Varina, NC 27526.

The property herein above described was acquired by Grantor by instrument recorded in Book 8961 page 1461.

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

A map showing the above described property is recorded in Book 2000, Page 1804, Wake County Registry.

submitted electronically by "Donald G. Walton, Jr. Atty"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wake County Register of Deeds.


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:

1. Restrictive covenants recorded in Book 8656, Page 2234, Wake County Registry;
2. 20-foot utility easement over part of the northern lot line as shown on recorded map.
3. Sight triangle at the northeastern corner of the lot as shown on the recorded map; and
4. 2016 Ad Valorem taxes, now due and payable but not yet delinquent.

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

ZZZ, Inc.
a Pennsylvania corporation

By:  (SEAL)
Michael J. Zurilla, President

State of North Carolina
County of Wake

I certify that **Michael J. Zurilla** personally appeared before me this day and acknowledged that he is **President of ZZZ, Inc., a Pennsylvania corporation**, and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by him as the officer aforesaid.

Witness my hand and Notarial stamp or seal this 23 day of March, 2016.





Printed name of notary: ~~12-17~~ Mary W. Magoon

My Commission Expires: 12-17-2019