

WAKE COUNTY, NC 75
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/20/2017 11:10:55
STATE OF NC REAL ESTATE
EXCISE TAX: \$2,400.00
BOOK:016756 PAGE:02639 - 02642

Excise Tax: \$2,400.00

PIN: 1703625258

Real Estate ID No. 0011487

Prepared by and Hold for: Howard P. Satsky, Satsky & Silverstein, LLP (Box-170)

Short Description for Index:4.20 acres 1430 S. Wilmington Street, Raleigh, NC

This property does not include the primary residence of the Grantor.

NORTH CAROLINA SPECIAL WARRANTY DEED

This Deed made this 18th day of April, 2017, by and between OLD DOMINION TOBACCO COMPANY, INCORPORATED, A Virginia corporation authorized to do business in North Carolina, and successor by merger to Capitol Realty Company, Incorporated, P.O. Box 61539, Virginia Beach, VA 23466-1539, GRANTOR, and WAKE COUNTY, a political subdivision of the State of North Carolina, Post Office Box 550, Raleigh, North Carolina 27602, GRANTEE.

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 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 Raleigh, Wake County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, its successors and assigns.

And the Grantor covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claim of all persons claiming by, under, or through Grantor except for the following exceptions:

1. Easement/Restrictions of record.
2. Ad valorem taxes due the County of Wake, if any.