

WAKE COUNTY, NC 121
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/14/2022 12:39:09
STATE OF NC REAL ESTATE
EXCISE TAX: \$4,834.00
BOOK:019197 PAGE:01018 - 01021

SPECIAL WARRANTY DEED

Excise Tax \$4,834.00

Tax Parcel ID No. 0173678. Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail to: Grantee

This instrument was prepared by: Garland L. Askew

Brief description for the Index: Outparcel #3, Harrison Park, Cary, NC

THIS DEED, made this the 10th day of November 2022, by and between

GRANTOR: D & R HARRISON PROPERTIES, LLC, a North Carolina limited liability company,
whose mailing address is 7 Cypress Terrace, Key West, FL 33040,

(herein referred to as **Grantor**), and

GRANTEE: NIKSAN PROPERTIES LLC, a North Carolina limited liability company
whose mailing address is 1325 Revolution Circle, Raleigh, North Carolina 27603

(herein referred to as **Grantee**).

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the Town of Cary, Cary Creek Township, County of Wake, State of North Carolina, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein for the description to 1807 N. Harrison Avenue, Cary, Wake County, NC 27513.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 11780, Page 2490, and being reflected on plat(s) recorded in Plat Book 1988, page 1643

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.


And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, other than the following exceptions.

See attached Exhibit B.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

D & R HARRISON PROPERTIES, LLC

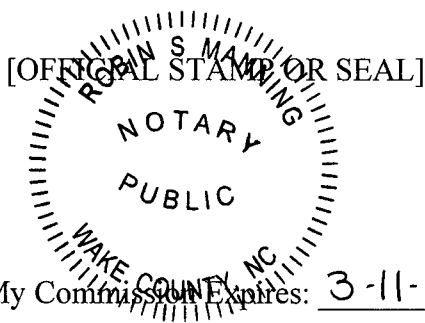
By: 

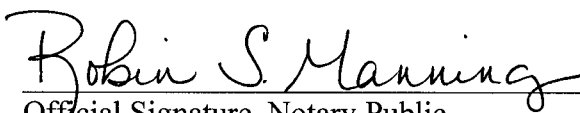
Name: **C. W. DEMENT**

Title: **Manager**

STATE OF NORTH CAROLINA WAKE COUNTY

I, a Notary Public in and for said County and State, certify that **C. W. DEMENT**, as the Manager of **D & R HARRISON PROPERTIES, LLC**, a North Carolina limited liability company, personally appeared before me this day, being personally known to me, acknowledged to me that she voluntarily signed the foregoing instrument on behalf of the company in the capacity indicated, on this the 10th day of November 2022.




Official Signature, Notary Public

Robin S. Manning
Notary's Printed or Typed Name

EXHIBIT A

Description

BEING ALL OF Outparcel #3 containing 1.00 acre according to map entitled "Survey Plat Outparcel #3 – Harrison Park, Cary, Wake Co., NC" dated 11/7/88. Prepared by Bass, Nixon & Kennedy, Inc., Consulting Engineers, and recorded in Book of Maps 1988, Page 1643, Wake County Registry.

TOGETHER WITH all rights, title, and interest in that certain non-exclusive Access Cross-Easement Declaration recorded in Book 4391, Page 806, Wake County Registry, and as shown on Book of Maps 1989, Page 610, Wake County Registry.

EXHIBIT B

Exceptions to Title

- 1. Taxes for the years after the year 2022.**
- 2. Access Cross-Easement Declaration recorded in Book 4391, Page 806, Wake County Registry.**
- 3. Supplemental Declaration recorded in Book 4504, Page 764, Wake County Registry.**
- 4. Access Cross-Easement Supplemental Declaration recorded in Book 4700, Page 17, Wake County Registry.**
- 5. Memorandum of Lease dated September 23, 1998 between Sutar Realty Associates and The Pantry, Inc., recorded in Book 8151, Page 59, Wake County Registry.**
- 6. Covenants, conditions, restrictions, and easements recorded in Book 4391, Page 812, Wake County Registry.**
- 7. Right-of-Way Grant to Carolina Power & Light Company recorded in Book 7445, Page 576, Wake County Registry.**
- 8. Restrictive Covenants recorded in Book 4350, Page 67, Book 4513, Page 316, and in Book 5592, Page 363, Wake County Registry.**
- 9. Easements, setback lines and any other matters shown on plat recorded in Map Book 1988, Page 1643, Wake County Registry.**
- 10. Easements, setback lines and any other matters shown on plat recorded in Map Book 1989, Page 610, Wake County Registry.**



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Tammy L. Brunner
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 4 # of Pages

LP