

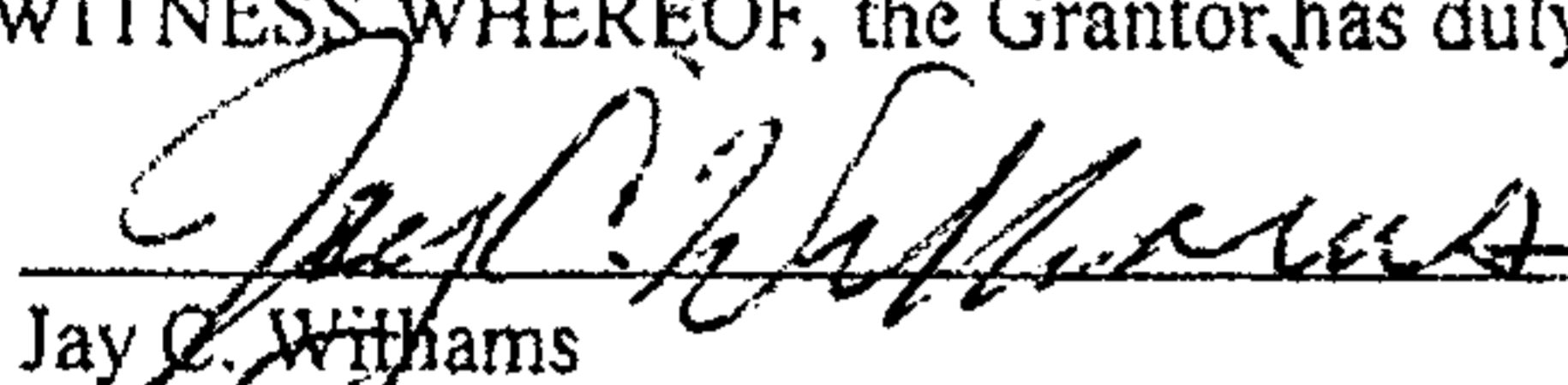


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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. 2016 ad valorem taxes;
2. Zoning ordinances affecting the property;
3. Matters as shown on the recorded map in Plat Book 40, Page 162, Orange County Registry as corrected by Agreement recorded in Book 3543, Page 505, Orange County Registry;
4. Franklin Square Declaration of Unit Ownership as recorded in Book 385, Page 370; Book 428, Page 464; Book 461, Page 156; and Book 529, Page 543, Orange County Registry;
5. Amendment to Franklin Square Declaration of Unit Ownership as recorded in Book 1424, Page 241, Orange County Registry and Amendment in Book 4205, Page 290, Orange County Registry;
6. Restriction contained within the Deed as recorded in Book 1417, Page 102, Orange County Registry.

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

 (SEAL)  
 Jay C. Williams

 (SEAL)  
 Elinor T. Williams

State of North Carolina - County of Orange

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that Jay C. Williams and Elinor T. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 5 day of October, 2016.

My Commission Expires: 1/10/2021  
(Affix Seal)

  
Shang Yun Lin Notary Public  
 Notary's Printed or Typed Name

SHANG YUN LIN  
 NOTARY PUBLIC  
 Orange County  
 North Carolina  
 My Commission Expires 1/10/2021



## Exhibit A

BEING all of UNIT A, (formerly Unit D – See Agreement of record and listed below in Book 3543, Page 505), Building 900, Phase III-B, Franklin Square, together with all rights and easements appurtenant to said unit, including an undivided percentage interest as tenant in common in and to the common areas and facilities, said percentages being more fully defined and described in that certain Declaration of Unit Ownership, and exhibits and By-Laws attached thereto or referred to therein, recorded in Book 385, Page 370, Orange County Registry, as amended from time to time, and in particular as amended in Book 428, Page 464; Book 461, Page 156; 499, Page 679; Book 529, Page 543; Book 553, Page 662; Book 593; Page 377 and Book 956, Page 509 and further amended in Book 1424, Page 241 and Book 4205, Page 290, Orange County Registry, to which reference is hereby made for a more particular description of same. The description in said Declaration of Unit Ownership of the land on which the unit is located is hereby made an integral part of this deed and is referred to for identification purposes only as required by law. This unit is shown on Plat Book 40, Page 162-163, Orange County Registry, to which reference is hereby made.

The property herein conveyed is to be used for office and general business, excluding retail sales, purposes only and is subject to all restriction and provisions set forth in the aforesaid Declaration, Exhibits and By-Laws as the same may now exist or hereafter be amended as provided by law, and is subject to all easements of record or portrayed on any plat or survey of recording, including, but not limited to, easements for right of way, ingress and egress, drainage, sewer lines, water lines, and utility lines.

See Agreement referencing the recorded map errors as recorded in Book 3543, Page 505, Orange County Registry.

