

WAKE COUNTY, NC 100  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
05/16/2018 14:58:33  
STATE OF NC REAL ESTATE  
EXCISE TAX: \$900.00  
BOOK:017128 PAGE:00713 - 00716

Revenue: \$ 900.00

(For Recording Data)

Parcel Identifier No.: 0677348405

Brief Description for the Index: Lot 7, Marquee Station

Prepared by: Steven I. Reinhard, Reinhard Law, PLLC, 5213 Deergrass Court, Raleigh, NC. 27613  
(WITHOUT BENEFIT OF TITLE SEARCH)

After recording, return to: Grantee

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**NORTH CAROLINA GENERAL WARRANTY DEED**

This Deed is made and delivered as of this the 14<sup>th</sup> day of May, 2018, by and between **BH - MARQUEE STATION, LLC**, a North Carolina limited liability company, with an address of C/O Blue Heron Asset Management, LLC, 1111 Haynes Street, Suite 203, Raleigh, North Carolina 27604 ("**Grantor**"); and **FUQUAY VARINA TLC RETAIL INVESTORS, LLC**, a North Carolina limited liability company ("**Grantee**"), with a mailing address of c/o Cape Asset Management, LLC, 3735-B Beam Road, Charlotte, North Carolina 27217.

For valuable consideration paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and by these presents does hereby grant, bargain, sell and convey unto the Grantee in fee simple absolute all of that certain lot or parcel of land, together with all buildings and other improvements thereon (collectively, the "**Premises**") located in the Town of Fuquay-Varina, Wake County, North Carolina, and more particularly described as being all of Lot #7, containing approximately 1.43 acres of land, as shown on that certain plat of survey entitled "Marquee Station Phase I Lots 5, 6, 7, & Tract 400," recorded in Book of Maps 2014, page 350, Wake County Registry.

The property conveyed hereby was acquired by Grantor by deed recorded in Book 16344, Page 308, Wake County Registry.

**TO HAVE AND TO HOLD** the Premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple absolute.

And the Grantor covenants with the Grantee that Grantor is seized of the Premises in fee simple absolute, has the right to convey the same in fee simple absolute, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions to title:

1. 2018 ad valorem taxes and future years ad valorem taxes not yet due and payable;
2. Master Declaration of Covenants, Conditions and Restrictions for Marquee Station recorded in Book 14772, page 667, Wake County Registry; as amended by those certain amendments recorded in Book 14811, page 2004; Book 15244, page 1434; and Book 16303, page 716, Wake County Registry;
3. matters reflected or shown on a plat of survey recorded in Book of Maps 2014, page 350, Wake County Registry;
4. matters which a true, accurate and complete survey of the Premises would reveal as of August 2, 2016; and
5. all other easements, restrictions and matters of record existing as of August 2, 2016.

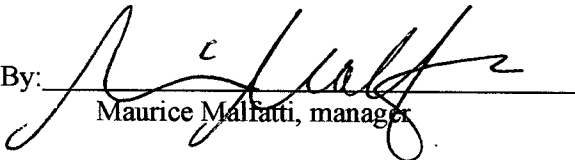
**The property conveyed hereby does not include the primary residence of Grantor.**

The designation of the Grantor and the Grantee as used in this Deed includes the parties expressly named herein, 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 executed this Deed by its duly authorized manager, as of the day and year first above written.

BH – MARQUEE STATION, LLC  
a North Carolina limited liability company

By: Blue Heron Asset Management, LLC  
a North Carolina limited liability company  
its manager

By:   
Maurice Malfatti, manager

STATE OF NORTH CAROLINA  
COUNTY OF Wake

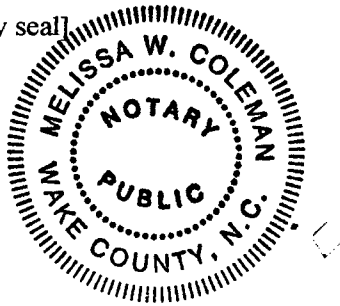
I certify that Maurice Malfatti personally appeared before me this day, acknowledging to me that he signed the foregoing document.

Witness my hand and official stamp or seal, this the 11<sup>th</sup> day of May, 2018.

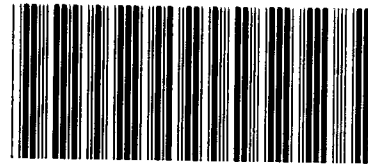
My Commission Expires: April 15, 2022

Melissa W. Coleman  
Notary Public

[notary seal]



Name: Melissa W. Coleman, Notary Public



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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.

**Charles P. Gilliam**  
**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

AP