

NORTH CAROLINA SPECIAL WARRANTY DEED

Site No.: 104718
Land Unit No.: 1184942
Project No.: 104718-454260

Excise Tax: \$1,850.00

Parcel Identifier No 1704502335 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P. (DWB) [Without title examination. No title opinion is expressed directly or indirectly by our preparation of this deed]

Brief description for the Index: 219 North Harrington Street, Raleigh, North Carolina 27603

THIS DEED made this 15th day of December 2016, by and between

GRANTOR

POWERHOUSE SQUARE, LLC,
a North Carolina limited liability company
c/o Duke Energy Progress, LLC
Data & Document Management
550 South Tryon Street DEC 22A
Charlotte, North Carolina 28202

GRANTEE

HESTER & HESTER,
a North Carolina general partnership
P.O. Box 17046
Raleigh, North Carolina 27619-7046

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that of those certain tract(s), lot(s), or parcel(s) of land situated in the City of Raleigh, Raleigh Township, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference for legal description (the "Property").

submitted electronically by "Gwynn & Edwards, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 7870, Page 464, Wake County Registry. All or a portion of the Property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described Property is recorded in Plat Book _____ Page _____.

TO HAVE AND TO HOLD the aforesaid Property, together with all privileges and appurtenances thereto belonging to Grantee in fee simple.

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

- 1. All real and personal property taxes and assessments for subsequent years, not yet due and payable.
- 2. All present and future environmental and zoning laws, ordinances, resolutions, orders, and regulations of all municipal, county, state, or federal governments having jurisdiction over the Property and/or the use thereof;
- 3. All building codes, regulations, ordinances, and restrictions heretofore or hereafter adopted by a public agency, insurance and rating codes and regulations, and any other laws, regulations, ordinances, or requirements affecting the Property and/or its use as heretofore or hereinafter adopted by any federal, state, or local governmental authority having jurisdiction over the Property and the use thereof;
- 4. Any and all public transportation, road, railroad, utility or other rights of way and/or easements of record; and
- 5. All matters that would be revealed by a current survey of the Property.

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

POWERHOUSE SQUARE, LLC,
a North Carolina limited liability company

By: DUKE ENERGY PROGRESS, LLC,
a North Carolina limited liability company,
its managing member

By: *[Signature]*

Name: GEORGE W. CHRISTIAN, JR

Title: DIRECTOR, LAND SERVICES TRANSACTIONS

State of North Carolina
County of Union

I, the undersigned Notary Public of Union County, North Carolina, certify that George W. Christian Jr. personally came before me this day and being personally known to me or proven by satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged that (s)he is the Director, Land Services Transactions of Duke Energy Progress, LLC, a North Carolina limited liability company, the managing member of POWERHOUSE SQUARE, LLC, a North Carolina limited liability company, and that (s)he, in such capacity, being authorized to do so, executed he foregoing instrument on behalf of the limited liability company for the purposes stated therein.

Witness my hand and Notarial stamp or seal, this 14th day of December, 2016.

My Commission Expires: 9/18/19
(Affix Seal)

[Signature]
NANCY J. HOLMES Notary Public
Notary, Printed or Typed Name

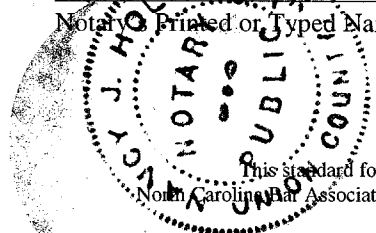


EXHIBIT A

(Description of the Property)

Lying and being in the City of Raleigh, Wake County, North Carolina:

FIRST LOT:

BEGINNING at a point in the west line of North Harrington Street, 50 feet south from the southwestern intersection of Lane and Harrington Streets; runs thence westerly with a line parallel with Lane Street 105 feet; thence south parallel with Harrington Street 55 feet; thence east 105 feet to the west line of Harrington Street; thence north along the west line of Harrington Street 55 feet to the Beginning and being a part of the northeastern corner of City Lot No. 266, and being the FIRST LOT of land described in a deed from Thomas W. Steed, Jr., *et al.*, to Carolina Power & Light Company, dated June 10, 1992, and recorded in Book 5228, Page 82, Wake County Registry.

SECOND LOT:

BEGINNING at the southeast corner of the Ligon Lot on the west side of Harrington Street; runs thence South with Harrington Street 52 ½ feet to J. M. Betts' line; thence West in a line perpendicular with Harrington Street 128 feet to the lot sold by L. W. Lancaster to F. P. Brown; thence North with Brown's line 52 ½ feet; thence East with the old Ligon line to the BEGINNING, being a part of City Lot #266, and being the SECOND LOT of land described in the aforesaid deed recorded in Book 5228, Page 82, Wake County Registry.

The hereinabove-described FIRST LOT and SECOND LOT further being the same property described in that deed from Carolina Power & Light Company to Powerhouse Square, LLC recorded on January 29, 1998, in Book 7870, Page 464, Wake County Registry.