

Excise Tax: \$ 2,935.00

Real Estate ID No: 0093680

Prepared WITHOUT TITLE EXAMINATION OR TAX ADVICE by:
 Morris, Russell, Eagle & Worley, PLLC (JCM)
 2235 Gateway Access Point, Suite 201
 Raleigh, NC 27607

After Recording: Mail to Grantee

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 28th day of November, 2017, by and between:

GRANTOR	GRANTEE
<p>J&M Stroup, LLC, a North Carolina limited liability company</p> <p>1828 Old US 1 Highway Apex, NC 27502</p>	<p>SM Raleigh, LLC a North Carolina limited liability company</p> <p>11710 Plaza America Drive, Suite 1100 Reston, VA 20190-4771</p>

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 and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in Wake County, North Carolina, being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Submitted electronically by "Morris, Russell, Eagle & Worley, PLLC"
 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 8710, Page 1370 and Book 2340, Page 588, Wake County Registry. See also that certain Timber Deed of even date herewith whereby Grantor conveys to A&P Timber Company, Inc. the merchantable timber lying or standing on the Property.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

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

And Grantor covenants with Grantee, that Grantor has done nothing to title 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, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

1. The lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable;
2. All applicable laws (including zoning, building ordinances and land use regulations);
3. All easements, restrictions, covenants, agreements, conditions, or other matters of record; and
4. Any matters which would be revealed by an accurate survey.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 28th day of November, 2017 and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

J&M Stroup, LLC, a North Carolina limited liability company

By: *[Signature]*

Name: Bobby Joe Stroup

Title: MANAGER

Wake County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Bobby Joe Stroup.

Date: 11-28-17

My Commission Expires:
6-24-18

[Signature]
Notary Public
Print Name: Lucy T. Brewer

[Affix Notary Stamp or Seal]

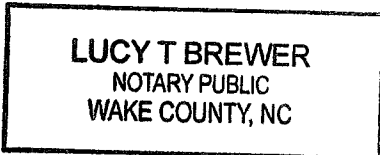


EXHIBIT A
PROPERTY DESCRIPTION

BEGINNING at a point in the center line of the old U.S. Highway #1 now SR 1011, it being the southeast corner for now or formerly Billy E. Stroup; and runs thence with said Billy E. Stroup North 29° 54' 07" West 310.00 feet and South 81° 32' 47" West 317.84 feet to a stake in the east line for now or formerly Earl Sears; thence with said Sears North 02° 48' 12" East 895.93 feet to a stake in now or formerly C.C. Tunstall's line, Earl Sears' corner; thence with said Tunstall past his corner in the western line of now or formerly Dallas Sears South 88° 56' 48" East 904.68 feet to a stake, a corner for now or formerly Pleasant Plains Baptist Church; thence with said church South 21° 43' 01" East 579.57 feet to a point in the center line of S.R. 1011; thence with the center line of SR 1011 as it curves to the right South 40° 50' 35" West 70.00 feet, South 42° 03' 53" West 37.98 feet, South 43° 42' 38" West 116.50 feet, South 45° 43' 08" West 101.29 feet, South 47° 38' 59" West 105.22 feet, South 49° 48' 35" West 97.11 feet, South 52° 09' 14" West 104.36 feet, South 53° 49' 17" West 101.14 feet, South 56° 06' 58" West 95.13 feet, and South 57° 15' 44" West 90.73 feet to the BEGINNING, containing 22.197 acres according to survey and plat of the property of Joe Stroup by Smith & Smith Surveyors dated August 12, 1975.

SUBJECT TO the right of way of the public in SR 1011.

LESS AND EXCEPT the following:

All of that parcel of land shown as Tract 1, containing 3.585 net acres, on a map titled "Minor Subdivision for Bobby Joe Stroup and Mary H. Stroup" prepared by Smith and Smith Surveyors, dated 9/1/2000 and recorded in Book of Maps 2000, Page 1852, Wake County Registry.

AND all of that parcel of land shown as Tract 1, containing 2.786 net acres, on a map titled "Minor Subdivision Final Plat Bobby Joe Stroup and Mary H. Stroup" prepared by Smith and Smith Surveyors, dated 4/3/2014 and recorded in Book of Maps 2014, Page 703, Wake County Registry.