

Excise Tax: \$ 10,830.00

Real Estate ID No: 0071499

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 20<sup>th</sup> day of November, 2017, by and between:

GRANTOR	GRANTEE
<p><b>Charles E. Tunstall Revocable Family Trust, a</b>            North Carolina revocable trust</p> <p>110 Pine Street            Fuquay Varina, NC 27526</p>	<p><b>SM Raleigh, LLC</b>            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:

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.

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

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 3074, Page 760 and Book 4825, Page 41, 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 28<sup>th</sup> day of November, 2017 and delivered as of the date indicated on the first page of this Deed.

**GRANTOR:**

Charles E. Tunstall Revocable Family Trust,  
a North Carolina revocable trust

By: *Janie Baker*  
Janie Baker, Trustee

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: *Janie Baker*.

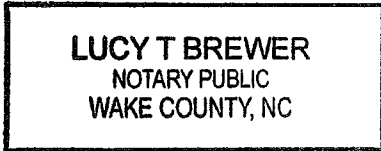
Date: 11-28-17

My Commission Expires:

6-24-18

*Lucy T Brewer*  
Notary Public  
Print Name: *Lucy T. Brewer*

[Affix Notary Stamp or Seal]



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

All of those parcels of land shown as "53.775 Acres to R/W of N.C.S.R. 1163" AND "2.410 Acres Charles E. Tunstall and Ruth L. Tunstall D.B. 3229 Pg. 267" on a map entitled "Boundary and Recombination Survey: Charles E. Tunstall and Ruth L. Tunstall" prepared by Benton W. Dewar & Associates, dated 2/14/1992 and recorded in Book of Maps 1992, Page 311, Wake County Registry.

LESS AND EXCEPT all of Lot 7R as shown on a map entitled "Recombination Survey for Pat D. and Nancy P. Woodard" prepared by Denton W. Dewar and Associates, dated 10/2/2006 and recorded in Book of Maps 2006, Page 2450, Wake County Registry.

ALSO LESS AND EXCEPT all of that parcel of land identified as "Charles E. Tunstall et ux B.M. 1992 Pg. 311" containing 0.5 acres, as shown on a map entitled "Westwinds Subdivision" prepared by Benton W. Dewar & Associates, dated 6/1/1992 and recorded in Book of Maps 1992, Page 689, Wake County Registry.