

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,400.00

Parcel ID: 0649922948

Mail/Box to: Grantee

This instrument was prepared by: Alexander Ricks PLLC (DAM) 4601 Park Road, Suite 580, Charlotte, NC 28209

Brief description for the Index: 251 N. Main Street, Holly Springs, NC

THIS DEED made this 16<sup>th</sup> day of February, 2018, by and between

### GRANTOR

**251 NORTH MAIN STREET CORPORATION**  
 a California corporation

4652 Mossbrook Circle  
 San Jose, CA 95130

### GRANTEE

**HSFS, LLC**  
 a North Carolina limited liability company

101 S. Kings Drive, Suite 200  
 Charlotte, NC 28204

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

The Property was acquired by Grantor by instrument recorded in **Book 11581, Page 1872**,

A map showing the Property is recorded in **Book of Maps 2001, Pages 2360**.

00271-053/00102390

NC Bar Association Form No. 6 © 1/1/2010

Printed by Agreement with the NC Bar Association

Submitted electronically by "Alexander Ricks PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Wake County Register of Deeds.

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

TO HAVE AND TO HOLD the Property unto Grantee, it successors and assigns forever, together with any and all buildings, improvements, rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, in fee simple.

AND the Grantor covenants with the 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, except for the exceptions expressly stated in this deed.

Title to the Property is specifically conveyed subject to the following exceptions:

- (i) taxes for the current year not yet currently due and payable and all subsequent years, (ii) all easements, covenants, conditions, restrictions and other matters of record, (iii) all laws, ordinances, statutes, rules and regulations, and (iv) that certain Lease dated as of December 14, 2001 between Eckerd Corporation, as "Tenant", and Berkshire-Hudson Capital VII, LLC, subsequently assigned to Assignor, as "Landlord"

**[SIGNATURE AND ACKNOWLEDGEMENT TO APPEAR ON FOLLOWING PAGE]**

[ Signature page to Special Warranty Deed ]

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

251 NORTH MAIN STREET CORPORATION

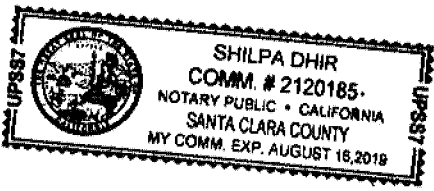
By: Ronald Burton (SEAL)  
Name: Ronald Burton  
Title: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF Santa Clara )

Subscribed and sworn to (or affirmed) before me on this 15<sup>th</sup> day of February, 2018, Ronald Burton, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Shilpa Dhir (seal)



**EXHIBIT A**  
**to Special Warranty Deed**

**Legal Description**

Lying and being situate in Wake County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron pipe found in the western margin of the right of way of North Main Street Highway 55 (a 50' right of way), said BEGINNING point being located North 08-19-22 West 996.31 (ground) feet, 996.19 feet (Grid) from NCGS "WELCOME", NAD 83 (NC Grid Coords. N=691,897.881, E=2,049,455.638); thence from said Beginning Point leaving the right of way margin of North Main Street Highway 55 North 89-36-44 West 144.28 feet to a spike set in the centerline of Alford Street; thence with the centerline of Alford Street North 02-20-25 East 105.94 feet to a spike set; thence leaving the centerline of Alford Street North 88-50-22 West 221.00 feet to an iron pipe set in the common boundary line with property owned by Virginia H. Cotten (now or formerly as recorded in Deed Book 2865 at Page 191); thence with the eastern boundary line of Virginia Cotten North 01-07-36 West 145.00 feet to an iron stake found in the southeastern corner of property owned by Charles Raeford Seagroves (now or formerly as recorded in Deed Book 1563 at Page 615); thence with the eastern property line of Charles Seagroves North 02-01-16 East 29.34 feet to a rebar found in the southwestern corner of property owned by ABM E. Ullah (now or formerly as recorded in Deed Book 8790 at page 2661); thence with the southern and eastern boundary lines of ABM Ullah the following two (2) courses and distances: (1) North 84-34-15 East 74.49 feet to an iron pipe found, and (2) North 01-57-43 East 107.17 feet to a rebar found in the southern margin of the right of way of New Hill Road, State Road 1152 (formerly Second Avenue; a 60' right of way); thence with the southern margin of the right of way of New Hill Road South 88-20-51 East 188.32 feet to an iron pipe set in the common intersection of the southern margin of the right of way of New Hill Road and the western margin of the right of way of North Main Street Highway 55; thence with the western margin of the right of way of North Main Street Highway 55 the following two (2) courses and distances: (1) South 13-51-44 East 348.93 feet to an iron pipe set, and (2) South 13-13-59 East 57.07 feet to the point and place of BEGINNING. The foregoing legal description was derived from a plat of survey title "Recombination and Easement Map of Lunette S. Vaughan Property" prepared by Kenneth Close, Inc. Land Surveying (Michael D. Goodfred North Carolina Professional Land Surveyor Number L-3278) dated November 14, 2001.