

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4200.00

Recording Time, Book and Page

REID: 0206405

Prepared by: Jeffrey J. Goebel, Jordan Price Wall Gray Jones & Carlton, PO Box 10669, Raleigh NC 27605
Returned to: GRANTEE

Brief description for the Index:

WHITE OAK LAND

THIS SPECIAL WARRANTY DEED, made this 3rd day of October 2018, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>EDDTHONY ASSOCIATES, LLC</p> <p>a North Carolina Limited Liability Company</p> <p>101 Flora Springs Drive Cary, NC 27519</p>	<p>MOORE PROPERTY HOLDINGS II, LLC</p> <p>a North Carolina Limited Liability Company</p> <p>100 Fountain Wynd Court Cary, NC 27519</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 the Grantor, for 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 in that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that 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. The property conveyed herein is not the primary residence of the Grantor.

Title to the property hereinabove described is subject to the following exceptions: **see attached Exhibit "B"**.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed in its name by a duly authorized officer the day and year first above written.

Grantor: **EDDTHONY ASSOCIATES, LLC**

BY: *Anthony C. Scuderi*
Anthony C. Scuderi
ITS: Member/Manager

BY: *Tori J. Scuderi*
Tori J. Scuderi
ITS: Member/Manager

STATE OF North Carolina
COUNTY OF Wake

I, Hettie M. Massey, a Notary Public of the County and State aforesaid, certify that Anthony C. Scuderi and Tori J. Scuderi both personally appeared before me this day and acknowledged that they are Member/Managers of the Eddthony Associates, LLC and that they, being authorized to do so, executed the foregoing instrument for the purpose and in the capacity stated therein. Witness my hand and official stamp or seal, this 3rd day of October 2018.

My Commission Expires: 1-22-21

Hettie M. Massey
NOTARY PUBLIC

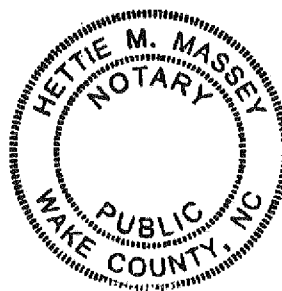


Exhibit "A"

Legal Description

BEING all that certain parcel of land lying and being situate in White Oak Township, Wake County, North Carolina and more particularly described as follows:

BEGINNING at a point in the western right of way of N.C. Highway 55 and at N.C. Grid Coordinates N=739,614.757, E=2,037,968.800; thence along the western right of way of N.C. Highway 55, South 08° 32' 43" West 588.44 feet to a point; thence North 81° 27' 17" West 115.00 feet to a point; thence North 64° 42' 17" West 140.00 feet to a point; thence North 45° 11' 56" West 214.02 feet to a point; thence North 34° 51' 06" East 36.80 feet to a point; thence North 07° 16' 11" East 28.12 feet to a point; thence South 79° 56' 15" East 61.53 feet to a point; thence North 36° 16' 41" East 62.53 feet to a point; thence North 62° 19' 57" East 24.19 feet to a point; thence North 03° 17' 13" West 29.79 feet to a point; thence North 31° 01' 20" East 54.31 feet to a point; thence North 42° 55' 35" East 40.95 feet to a point; thence North 06° 30' 38" West 18.48 feet to a point; thence North 59° 52' 40" West 25.94 feet to a point; thence North 02° 06' 15" West 61.38 feet to a point; thence North 47° 30' 04" East 60.86 feet to a point; thence North 89° 22' 29" East 172.48 feet to a point; thence North 04° 07' 54" East 16.66 feet to a point; thence North 66° 29' 59" East 50.88 feet to a point; thence South 42° 35' 24" East 35.60 feet to a point; thence South 68° 50' 45" East 20.73 feet to the point of BEGINNING and being the same property, 4.014 acres, as shown on survey for Benson 0 and 1 Tract by Kenneth Close, Inc. R.L.S. dated January 4, 1995.

And being the identical property as that conveyed via warranty deed recorded in Book 10876, Page 1928, Wake County Registry, reference to which is hereby made.

For informational Purposes Only:

Property address: 2511 N 55 Hwy, Cary NC 27519

Exhibit "B"

Exceptions

1. Taxes for the year 2019 and subsequent years, not yet due and payable.
2. Easements, setback lines and any other matter shown on plat recorded in Book of Maps 1997, Page 82, Wake County Registry.
3. Easement(s), Right(s) of way, and/or Permit(s) to the North Carolina Department of Transportation (FKA Highway Commission) as recorded in Book 9892, Page 1125, Wake County Registry.
4. Title to any portion of subject property lying within the bounds of NC Hwy 55.
5. Riparian rights incident to, nor title to, any branches, creeks, streams, or other waters coursing the subject property.
6. Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, lack of access, violated plat building lines, or any matters not of record which would be disclosed by an accurate survey and inspection of the subject property.