

WAKE COUNTY, NC 324
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 06/12/2015 12:28:54
 STATE OF NC REAL ESTATE
 EXCISE TAX: \$2,960.00
 BOOK:016049 PAGE:01227 - 01231

Excise Tax: \$2960.00

GENERAL WARRANTY DEED

Brief Description

Lot 2 Book of Maps 1995, Page 1113

Prepared by: R. Gene Davis, Jr. Esquire

After Recording Return to: Hoth Planetary Holdings, LLC, 400-A1 S. Elliott Road, Chapel Hill, NC 27514

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

Parcel ID No.: 0214132

PIN No.: 1715325530

THIS DEED made this 4th day of June 2015, by and between Briggs-Scruggs Properties, LLC (hereinafter referred to as "Grantor," whether singular or plural) and Hoth Planetary Holdings, LLC (hereinafter referred to as "Grantee," whether singular or plural) with a mailing address of 400-A1 S. Elliott Road, Chapel Hill, NC 27514. 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:

BEING all of Lot 2, per survey recorded in Book of Maps 1995, Page 1113, Wake County Registry.

Together with and subject to the rights and obligations set forth in that certain Mutual Reciprocal Cross Access Easement Agreement recorded in Book 6274, Page 859, Wake County Registry.

This Property _____ does does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor through deed recorded in Book 6594, Page 90, Wake County Registry.

A map showing the above-described property is recorded in Map Book 1995, Page 1113, of the Wake County Registry.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Applicable Easements and Restrictions of record.
2015 ad valorem taxes.

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

GRANTOR:

Briggs-Scruggs Properties, LLC

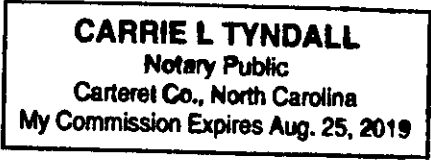
By: Marcus L. Scruggs, Sr. (SEAL)
Marcus L. Scruggs, Sr., Member & Manager

By: Marcus L. Scruggs, Jr. (SEAL)
Marcus L. Scruggs, Jr., Member & Manager

By: Evelyn Murray (SEAL)
Evelyn Murray, Member & Manager

STATE OF North Carolina
COUNTY OF Carteret

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Marcus L. Scruggs, Sr., Member & Manager** of Briggs-Scruggs Properties, LLC, Grantor, personally appeared before me this day and, being duly sworn, executed the foregoing deed in my presence in his capacity as Member and Manager on behalf of and as an act of the limited liability company. Witness my hand and official stamp or seal, this 4 day of ~~May~~ ^{June} 2015.

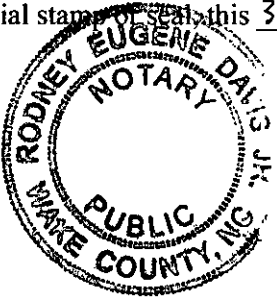


Carrie L Tyndall
Notary Public

My Commission Expires: Aug 25, 2019

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Marcus L. Scruggs, Jr., Member & Manager** of Briggs-Scruggs Properties, LLC, Grantor, personally appeared before me this day and, being duly sworn, executed the foregoing deed in my presence in his capacity as Member and Manager on behalf of and as an act of the limited liability company. Witness my hand and official stamp or seal, this 3rd day of ~~May~~ ^{June} 2015.

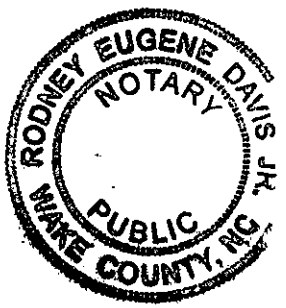


Rodney Eugene Davis
Notary Public

My Commission Expires: 8/1/2015

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Evelyn Murray, Member & Manager** of Briggs-Scruggs Properties, LLC, Grantor, personally appeared before me this day and, being duly sworn, executed the foregoing deed in my presence in his capacity as Member and Manager on behalf of and as an act of the limited liability company. Witness my hand and official stamp or seal, this 3rd day of ~~May~~ ^{June} 2015.



Rodney Eugene Davis
Notary Public

My Commission Expires: 8/1/2015

EXHIBIT A

(Legal Description)

Being all that certain tract or parcel of land located in Raleigh Township, Wake County, North Carolina and being more particularly described as follows:

ALL of Lot 2, per survey recorded in Book of Maps 1995, Page 1113, Wake County Registry.

TOGETHER WITH AND SUBJECT TO the rights and obligations set forth in that certain Mutual Reciprocal Cross Access Easement Agreement recorded in Book 6274, Page 859, Wake County Registry.



BOOK:016049 PAGE:01227 - 01231



**WAKE
COUNTY**
NORTH CAROLINA

Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Laura M. Riddick
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

2 # of Time Stamps Needed

This Document

5 # of Pages

3