

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2017 Jan 05 03:46 PM NC Rev Stamp: \$ 2200.00  
 Book: 8102 Page: 655 Fee: \$ 26.00  
 Instrument Number: 2017000443  
 DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: **\$2200.00**

Parcel Identifier No. **194409, 194408 & 219648** Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: W. Thurston Debnam, Jr. (wk), Smith Debnam, Attorneys

Brief description for the Index: 22.12 Acres

THIS DEED made this 5<sup>th</sup> day of January, 2017, by and between

**GRANTOR**

WAYLON EVERETTE LYNN, JR.  
 AKA W. EVERETTE LYNN, JR.  
 and wife,  
 REBECCA EUREY LYNN  
 AKA REBECCA D. LYNN  
  
 2707 Shady Grove Road  
 Durham, NC 27703

**GRANTEE**

SITE INVESTMENTS, LLC,  
 a North Carolina limited liability company  
  
 933 Old Knight Road  
 Knightdale, NC 27545

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, parcel of land or condominium unit situated in the City of Raleigh, Durham County, North Carolina and more particularly described as follows:

**See attached Exhibit A.**

Submitted electronically by "Smith Debnam Narron Drake Saintsing & Myers, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1070, page 846 and Book 943, Page 672.

All or a portion of the property herein conveyed  X  includes or   does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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 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:

- 1. Public utility easements and rights of way to public roads and street.
- 2. Property taxes for subsequent years.
- 3. Any restrictions and easements of record.

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

\_\_\_\_\_  
 (Entity Name) Waylon Everett Lynn (SEAL)  
 Print/Type Name: WAYLON EVERETTE LYNN, JR.

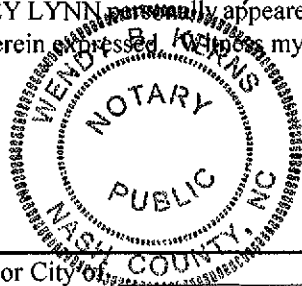
By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ Rebecca Eurey Lynn (SEAL)  
 Print/Type Name: REBECCA EUREY LYNN

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of NC - County or City of Durham  
 I, the undersigned Notary Public of the County or City of Nash and State aforesaid, certify that WAYLON EVERETTE LYNN, JR. and REBECCA EUREY LYNN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 5<sup>th</sup> day of January, 2017.

My Commission Expires: 9-30-2020  
 (Affix Seal)



Wendy B. Beins  
Wendy B. Beins Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

## EXHIBIT A

BEGINNING at an iron pipe set at the intersection of the western right of way line of Shady Grove Road and the southern right of way line of Kendall Ridge Court (said point of beginning being also located at N=793882.9307 and E=2072041.1238), runs thence South 53 degrees 15 minutes 00 seconds East 202.87 feet to a computed point; runs thence South 01 degrees 44 minutes 22 seconds West 1106.79 feet to an iron pin found; runs thence North 89 degrees 29 minutes 00 seconds West 1164.93 feet to a point in the eastern right of way line of Shady Grove Road; runs thence with the eastern right of way line of Shade Grove Road the following courses and distances: North 33 degrees 20' 39" East 5.89 feet; North 33 degrees 36' 15" East 44.98 feet; North 33 degrees 39' 40" East 46.07 feet; North 33 degrees 39' 45" East 47.18 feet; North 33 degrees 57' 58" East 45.45 feet; North 34 degrees 10' 07" East 48.53 feet; North 34 degrees 08' 30" East 47.36 feet; North 34 degrees 13' 10" East 46.80 feet; North 34 degrees 19' 56" East 45.85 feet; North 34 degrees 31' 11" East 46.35 feet; North 34 degrees 35' 50" East 47.68 feet; North 34 degrees 42' 25" East 49.06 feet; North 35 degrees 02' 02" East 49.85 feet; North 35 degrees 46' 01" East 48.96 feet; North 36 degrees 33' 53" East 46.52 feet; North 37 degrees 19' 26" East 78.14 feet; North 37 degrees 45' 23" East 102.93 feet; North 38 degrees 02' 42" East 107.03 feet; North 37 degrees 52' 37" East 99.05 feet; North 37 degrees 47' 53" East 63.65 feet; North 37 degrees 43' 14" East 126.20 feet; North 37 degrees 45' 00" East 161.21 feet; North 37 degrees 54' 15" East 44.79 feet; North 37 degrees 57' 06" East 53.73 feet; North 37 degrees 18' 35" East 50.65 feet; North 37 degrees 23' 26" East 136.28 feet; North 36 degrees 45' 05" East 72.03 feet to the point of BEGINNING containing 22.12 acres as shown on survey entitled "Boundary Survey for Site Investments, LLC dated April 21, 2015 by Priest, Craven & Associates, Inc.