

WAKE COUNTY, NC 71
 CHARLES P. GILLIAM
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 05/23/2019 14:00:42
 STATE OF NC REAL ESTATE
 EXCISE TAX: \$9,100.00
 BOOK:017451 PAGE:00308 - 00310

Excise Tax: \$9,100.00

Parcel I.D. No. 0756286909

Instrument Prepared By: Burns, Day & Presnell, P.A. (JMD)

Return To: Grantee

Short Description for Index: 2800 Slater Road, Morrisville

The property does not include the primary residence of Grantor.

**NORTH CAROLINA
 WAKE COUNTY**

**NORTH CAROLINA
 SPECIAL WARRANTY DEED**

THIS DEED is made this May 23, 2019, by and between **HP-Slater Road, LLC**, a North Carolina limited liability company, 5003 Falls of Neuse Road, Raleigh, NC 27609, **GRANTOR**, and, **Yogi of Raleigh, Inc.**, a North Carolina corporation, 8705 Stage Ford Rd, Raleigh NC 27615-1826, **GRANTEE**. (As used in this instrument, the designation of Grantor and Grantee shall include the named parties, and their heirs, successors, and assigns, and shall include the singular or plural number, and the masculine, feminine, or neuter gender, both as the context requires.)

WITNESSETH:

GRANTOR, for a valuable consideration paid by Grantee, the sufficiency and receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee, in fee simple, all that certain real property (the "**Real Property**") lying in Wake County and described as follows:

Being all of that tract described as Lot 4A on that plat recorded at Book of Maps 1995, Page 1549, Wake County Registry

The Real Property was acquired by Grantor by that instrument recorded in Book 12879, Page 1199, Wake County Registry.

TO HAVE AND TO HOLD the Real Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title to the Real Property against the lawful claims of all persons claiming by, under, or through Grantor, except for the following exceptions:

- Ad valorem taxes for 2019 and subsequent years.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 6702, Page 826,