

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 3,900.00

Parcel Identifier No. 28300; 252625;252626 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: STEVENS LAW FIRM, PLLC, 547 KEISLER DRIVE SUITE 204, CARY, NC 27518

Brief description for the Index: LOT 3 TRACTS,

THIS DEED made this 24th day of October, 2017, by and between

GRANTOR

GRANTEE

ANCHOR PROPERTIES OF RALEIGH, LLC  
A NC LIMITED LIABILITY COMPANY  
503 WRENNSTONE COURT  
APEX, NC 27539

INLINE PROPERTIES, LLC  
A NC LIMITED LIABILITY COMPANY  
6815 HOLLY SPRINGS ROAD  
RALEIGH, NC 27606

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 FUQUAY-VARINA, MIDDLE CREEK Township, WAKE County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

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

A map showing the above described property is recorded in Plat Book 1999 page 452.

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:

EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD. 2017 AD VALOREM TAXES.

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

ANCHOR PROPERTIES OF RALEIGH, LLC (Entity Name) (SEAL) Print/Type Name:

By: [Signature] MGR Print/Type Name: (SEAL)

Print/Type Name & Title: HOSAM ELHELBAWI MANAGER Print/Type Name: (SEAL)

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

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

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

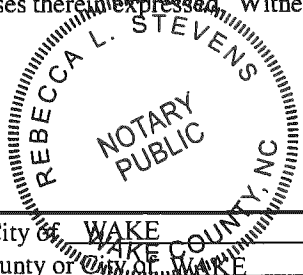
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_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

My Commission Expires: \_\_\_\_\_ Notary Public (Affix Seal) 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: \_\_\_\_\_ Notary Public (Affix Seal) Notary's Printed or Typed Name



State of North Carolina - County or City of WAKE

I, the undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that HOSAM ELHELBAWI personally came before me this day and acknowledged that he is the MANAGER of ANCHOR PROPERTIES OF, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 25th day of October, 2017.

My Commission Expires: 1-19-2018 Notary Public (Affix Seal) Notary's Printed or Typed Name

EXHIBIT "A"  
LEGAL DESCRIPTION

Property Address: 2900 N. Main Street, Fuquay Varina, NC 27526

TRACT 1:

BEGINNING at a point in the center of Terrible Creek, said point being 48 feet from the center of the eastern land of US Highway #401, thence along the center of Terrible Creek South 61 degrees 33 minutes East 388.2 feet to a point in the center of said creek; thence along the center of said creek South 40 degrees 06 minutes East 327.2 feet to a new corner with Jack Rowland; thence South 52 degrees 30 minutes West 421.9 feet along a stream to a new corner with Jack Rowland; thence North 34 degrees 20 minutes West 10 feet to an iron stake; thence North 34 degrees 20 minutes West 396.15 feet to an iron stake; thence North 76 degrees 27 minutes West 118.2 feet to an iron stake; thence South 50 degrees 12 minutes West 241.35 feet to an iron stake; thence South 77 degrees 37 minutes West 121.75 feet to an iron stake; thence North 37 degrees 35 minutes West 81.3 feet to an iron stake in the eastern right of way margin of US Highway #401, said stake being 48 feet from the center of the eastern line of said highway; thence along the eastern right of way margin of said highway North 47 degrees 13 minutes East 655 feet to the point of BEGINNING and containing 6.94 acres, according to a map and survey by Moses Farmer, R.L.S., dated December 3, 1968.

Parcel ID No.: 0028300  
Tax ID No.: 0677888954

TRACT 2:

BEING all of that 1.172 acres as shown on that map entitled "LOT RECOMBINATION: SURVEY FOR ZELMA A. ROWLAND" recorded in Book of Maps 1999, page 452, Wake County Registry, reference to which is hereby made for greater certainty of description.

Parcel ID No.: 0252626  
Tax ID No.: 0677886738

TRACT 3:

BEING all of that 0.123 acres as shown on that map entitled "LOT RECOMBINATION: SURVEY FOR ZELMA A. ROWLAND" recorded in Book of Maps 1999, page 452, Wake County Registry, reference to which is hereby made for greater certainty of description.

Parcel ID No.: 0252625  
Tax ID No.: 0677882627

ALL TRACTS SUBJECT TO: Easements, Rights-of-Way, Protective Covenants and other matters of Public Record.