

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 7,070.00
Parcel Identifier No. 045390 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: MOREELAW, PLLC, 547 Keisler Drive, Suite 204, Cary, NC 27518

Brief description for the Index: LOT B, ROBERT AND LINDA HADDOCK

THIS DEED made this 6th day of December, 2018, by and between

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

GRANTEE
PGP FUQUAY RETAIL, LLC
2908 - 2916 N MAIN STREET
FUQUAY-VARINA, NC 27526

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:

BEING ALL OF LOT B, AS SHOWN ON LOT RECOMBINATION MAP RECORDED IN BOOK OF MAPS 2005, PAGE 1802, WAKE COUNTY REGISTRY. SEE ATTACHED EXHIBIT A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16658 page 1124. 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 2005 page 1802.

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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

SEE ATTACHED EXHIBIT B.

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

ANCHOR PROPERTIES OF RALEIGH, LLC (SEAL)

By: [Signature] (Entity Name) Print/Type Name: _____

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

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

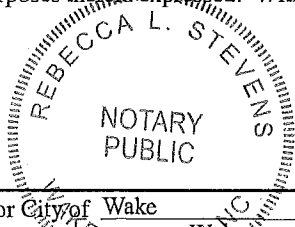
Print/Type Name & Title: _____ Print/Type Name: _____

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 _____ - 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 ANCHOR PROPERTIES OF RALEIGH, LLC, 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 6th day of December, 2018.

My Commission Expires: January 19, 2023 Notary Public
(Affix Seal) REBECCA L. STEVENS Notary's Printed or Typed Name

EXHIBIT A
LEGAL DESCRIPTION

Being all of Lot B, as shown on Lot Recombination Map recorded in Book of Maps 2005, Page 1802, Wake County Registry.

Also known as:

Being a parcel of land containing approximately 17.651 acres, more or less, located in the Township of Middle Creek, Wake County, North Carolina as shown on Lot B on a Lot Recombination map recorded in Book of Maps 2005, Page 1802, Wake County Registry, (the "Map"), being more particularly described as follows:

Beginning at an existing Iron pipe on the eastern right of way of U.S. Highway 401 (a one hundred sixty (160) foot public right of way), being the southwestern corner of Parcel A as shown on the Map; thence from said Point of Beginning South 41°18'41" East 305.68 feet to an Iron stake set thence North 48°41'19" East 303.70 feet to an Iron stake set in the line of land, now or formerly of Linda L. Burke (DB 4943, Pg 921), as shown on the Map; thence along the land of Burke South 43°51'05" East 149.36 feet to an existing Iron pipe; thence continuing along the line of Burke South 43°52'24" East 308.14 feet to a point in the line of the land, now or formerly, of Eric Mangrum (DB 6454, Pg 566); thence along the line of Mangrum, South 43°52'24" East 284.05 feet to a point in the run of Middle Branch; thence along the run of Middle Branch South 08°26'14" East 236.19 feet to a point; thence continuing along the run of Middle Branch South 02°50'59" East 167.76 feet to a point in the line of the run of Terrible Creek; thence along the run of Terrible Creek the following nine (9) courses and distances: (1) North 73°37'39" West 171.89 feet to a point; (2) South 70°58'11" West 243.06 feet to a point; (3) North 85°49'52" West 210.18 feet to a point; (4) North 52°04'11" West 286.56 feet to a point; (5) North 30°52'27" West 162.21 feet to a point; (6) North 42°09'45" West 75.33 feet to a point; (7) North 46°47'42" West 94.90 feet to a point; (8) North 65°49'35" West 228.80 feet to an existing Iron pipe; and (9) North 66°33'42" West 161.43 feet to a point in the eastern right of way of U.S. Highway 401 (a one hundred sixty (160) foot public right of way); thence along the line of U.S. Highway 401 (a one hundred sixty (160) foot public right of way) North 46°14'03" East 558.54 feet to an Iron stake set, the Point and Place of Beginning.

EXHIBIT B
EXCEPTIONS

1. Taxes for the year 2019 and subsequent years, not yet due and payable.
2. Building restriction lines, easements and other matters shown on plat recorded in Book of Maps 1993, Page 1027, Book of Maps 1995, Page 433; Book of Maps 1996, Page 1803 and Book of Maps 2005, Page 1802, Wake County Registry.
3. Deeds of Easement to Town of Fuquay Varina recorded in Book 6524, Page(s) 448 and 452, Wake County Registry.
4. Sewer Maintenance and Repair Agreement with Town of Fuquay Varina recorded in Book 13320, Page(s) 1767, Wake County Registry.
5. Rights of tenant(s) in possession under unrecorded leases(s).
6. Rights of others in and to the continued and uninterrupted flow of Middle Branch and Terrible Creek affecting the land.
7. Title to any portion of the land lying within the right of way of N. Main Street.
8. The following matters revealed on the survey by Jonathan F. Murphy dated October 2018:
 - a) pole and guy, telecom pedestals, light poles, electric apparatus, bollards, sanitary sewer manholes;
 - b) boundary follows meander of Middle Branch and Terrible Creek;
 - c) 40' sanitary sewer easement contains light pole and sanitary sewer manhole;
 - d) right of way of US Highway 401 North Main Street.