

WAKE COUNTY, NC 95
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/14/2016 12:35:52
STATE OF NC REAL ESTATE
EXCISE TAX: \$3,000.00
BOOK:016636 PAGE:02533 - 02539

GENERAL WARRANTY DEED

Excise Tax: \$3,000.00

Tax Parcel ID No. 0068968, 0071220 & 0068529

Verified by Wake County

on the 13 day of December, 2016 By: _____

Mail/Box to: Box 13

This instrument was prepared by: Garland L. Askew

Brief description for the Index: 303, 311 & 317 W. Chatham Street

THIS DEED, made this the 13 day of December, 2016, by and between

GRANTOR: Sheila T. Ogle, Trustee of the Carroll G. Ogle Living Trust, Dated May 17, 1996 and

Amended June 25, 2014 and

Sheila T. Ogle, Trustee of the Sheila T. Ogle Living Trust, Dated May 17, 1996 and

Amended June 25, 2014

whose mailing address is 215 S. Academy Street, Cary, NC 27511

(herein referred to as **Grantor**) and

GRANTEE: Four Seas Holding, LLC

whose mailing address is 1133 Manchester Street, Cary, NC 27511

(herein referred to as **Grantee**)

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Cary, Cary Township, Wake County, North Carolina, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference for the description to 303, 311 and 317 W.

Chatham Street, Cary, Wake County, North Carolina 27511

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 15704, Page 1129, and being reflected on plat(s) recorded in Map Book , Page .

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

General service easements of record, and ad valorem taxes subsequent to the year 2016.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

The Carroll G. Ogle Living Trust, Dated May 17, 1996 and Amended June 25, 2014

By: Sheila T. Ogle Trustee
Sheila T. Ogle, Trustee

Sheila T Ogle (SEAL)
Print/Type Name

The Sheila T. Ogle Living Trust, Dated May 17, 1996 and Amended June 25, 2014

By: Sheila T. Ogle Trustee
Sheila T. Ogle, Trustee

Sheila T Ogle (SEAL)
Print/Type Name:

Sheila T Ogle (SEAL)
Print/Type Name:

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

NORTH CAROLINA WAKE COUNTY

Kara D. Hand

[SEAL]

I, a Notary Public in and for said County and State, certify that **Sheila T. Ogle**, personally appeared before me this day, being personally known to me, acknowledged to me that she is the **Trustee for the Carroll G. Ogle Living Trust, Dated May 17, 1996, and Amended June 25, 2014** and **Trustee for the Sheila T. Ogle Living Trust Dated May 17, 1996 and Amended June 25, 2014** that she is empowered to execute, and duly executed, the foregoing instrument in her capacity as Trustee.

This 13 day of December, 2016.

[Handwritten Signature]

Official Signature, Notary Public

Kara D. Hand

Notary's Printed or Typed Name

My Commission Expires: 06/07/20

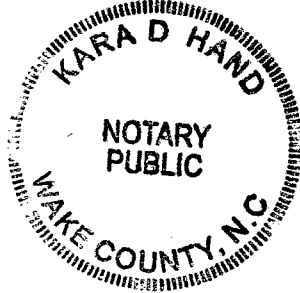


EXHIBIT A

303 WEST CHATHAM ST. TRACT 1

BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTH RIGHT OF WAY LINE OF WEST CHATHAM ST. BEING THE POINT WHERE WEST CHATHAM STREET BEGINS TO INTERSECT WEST STREET, SAID POINT OF BEGINNING BEING DESCRIBED AS HAVING NORTH CAROLINA GRID COORDINATES (NAD 83) N 741374.6794, E 2063478.5214: THENCE WITH THE LINE OF INTERSECTION OF W. CHATHAM ST. INTO WEST ST. S 72°01'03" E A DISTANCE OF 21.51' TO AN EXISTING IRON PIPE IN THE EAST RIGHT OF WAY LINE OF WEST ST.; THENCE WITH THE WEST LINE OF WEST ST. S 10°14'16" E A DISTANCE OF 168.05' TO A NEW IRON PIPE AT THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY OF WEST ST. AND THE NORTH RIGHT OF WAY LINE OF WILLIAMS ST.; THENCE WITH THE NORTH RIGHT OF WAY LINE OF WILLIAMS ST, S 60°03'10" W A DISTANCE OF 198.21' TO AN EXISTING IRON PIPE, THE SOUTHEAST CORNER OF LUTHER Y. LONG AND MARGARET D. LONG; THENCE WITH THE EAST LINE OF LUTHER Y. LONG AND MARGARET D. LONG N 14°45'30" W A DISTANCE OF 108.20' TO AN EXISTING IRON PIPE, THE NORTHEAST CORNER OF LUTHER Y. LONG AND MARGARET D. LONG AND THE SOUTHEAST CORNER OF TRACT 2; THENCE WITH THE EAST LINE OF TRACT 2 N 14°52'25" W A DISTANCE OF 150.07' TO AN EXISTING IRON PIPE IN THE SOUTH RIGHT OF WAY LINE OF WEST CHATHAM ST., THE NORTHEAST CORNER OF TRACT 2; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF WEST CHATHAM ST, N 83°31'31" E A DISTANCE 188.71' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 42,948 SQUARE FEET, 0.986 ACRES

EXHIBIT A (Continued)

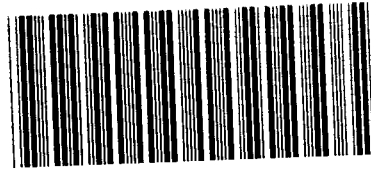
311 WEST CHATHAM ST. TRACT 2

BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTH RIGHT OF WAY LINE OF WEST CHATHAM ST. BEING N 07°07'05" W DISTANCE OF 1.46' FROM THE NORTHEAST CORNER OF TRACT 3., SAID POINT OF BEGINNING BEING DESCRIBED AS HAVING NORTH CAROLINA GRID COORDINATES (NAD 83) N741338..5373, E 2063161.1056: THENCE WITH THE SOUTH RIGHT OF WAY LINE OF WEST CHATHAM ST. N 83°28'24" E A DISTANCE OF 130.76' TO AN EXISTING IRON PIPE, THE NORTHWEST CORNER OF TRACT 1; THENCE WITH THE WEST LINE OF TRACT 1 S 14°52'25" E A DISTANCE OF 150.07' TO AN EXISTING IRON PIPE IN THE WEST LINE OF TRACT 1, THE NORTHEAST CORNER OF NOW OR FORMERLY LUTHER Y. LONG AND MARGARET D. LONG; THENCE WITH THE NORTH LINE OF NOW OR FORMERLY LUTHER Y. YOUNG AND MARGARET D. LONG AND WENDY H. BUSBY S 80°11'24" W A DISTANCE OF 138.65' TO AN EXISTING IRON PIPE IN THE NORTH LINE OF WENDY H. BUSBY, THE SOUTHEAST CORNER OF TRACT 3; THENCE WITH THE EAST LINE OF TRACT 3 N 11°41'01" W A DISTANCE OF 155.64' TO AN EXISTING IRON PIPE, IN THE SOUTH RIGHT OF WAY OF WEST CHATHAM ST., THE NORTHEAST CORNER OF TRACT 3: THENCE WITH A EAST RIGHT OF WAY LINE OF WEST CHATHAM ST. N 07°07'05" W A DISTANCE OF 1.45' TO THE POINT AND PLACE OF BEGINNING CONTAINING 20,590 SQUARE FEET, 0.473 ACRES.

EXHIBIT A (Continued)

317 WEST CHATHAM STREET TRACT 3

BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTH RIGHT OF WAY LINE OF WEST CHATHAM ST., THE NORTHEAST CORNER OF PROPERTY OF NOW OR FORMERLY KAY I. RICH, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS HAVING NORTH CAROLINA GRID COORDINATES (NAD 83) N 741319.2937, E 2063025.6379' THENCE WITH THE SOUTH RIGHT OF WAY LINE OF WEST CHATHAM ST. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3933.62', A CHORD N 82°02'26" E A DISTANCE OF 14.40' AND AN ARC DISTANCE OF 14.40'; THENCE CONTINUING WITH THE SOUTH RIGHT OF WAY LINE OF WEST CHATHAM ST. N 82°41'06" E A DISTANCE OF 122.42' TO AN EXISTING IRON PIPE, THE NORTHWEST CORNER OF 311 WEST CHATHAM ST. (TRACT 2); THENCE WITH THE WEST LINE OF 311 WEST CHATHAM ST. S 11°43'28" E A DISTANCE OF 155.64' TO AN EXISTING IRON PIPE IN THE NORTH LINE OF NOW OR FORMERLY WENDY H. BUSBY; THENCE WITH THE NORTH LINE OF NOW OR FORMERLY WENDY H. BUSBY, JAMES McGEE RIDDLE JR., WILLIAM B. UPCHURCH AND ROBERT F. BAKER S 75°21'56" W A DISTANCE OF 153.78' TO AN EXISTING IRON PIPE IN THE EAST LINE OF NOW OR FORMERLY WILLIAM BRIAN WHITE AND CHARLES E. WHITE; THENCE WITH THE EAST LINE OF NOW OR FORMERLY WILLIAM BRIAN WHITE AND CHARLES E. WHITE AND KAY I. RICH N 06°W A DISTANCE OF 174.41' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 23,903 SQUARE FEET, 0.549 ACRES



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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

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

7 # of Pages

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