

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Apr 12 11:44 AM NC Rev Stamp: \$ 1800.00
 Book: 8400 Page: 717 Fee: \$ 26.00
 Instrument Number: 2018011880
 DEED

The property referenced herein does not include the primary residence of Grantor.

EXCISE TAX: \$1,800.00	Parcel Identifier Nos.: 121594 and 200299
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Prepared by and mail after recording to: Grantee

Brief Description for Index: Parcel C, Plat Book 104, Page 9

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 11 day of April 2018, by and between

GRANTOR	GRANTEE
<p>Wells Fargo Bank, NA, Trustee of Mark G. Lynch Trust FBO E. P. Lynch ET AL, (1/2 undivided interest); and</p> <p>Wells Fargo Bank, NA, Trustee of Mark G. Lynch Trust FBO Fran Bryson (1/2 undivided interest);</p> <p>c/o Lorraine Bulloch, 150 Fayetteville Street, Ste. 700, Raleigh, NC 27601</p>	<p>COOK OUT-SHANNON RD, INC., a North Carolina corporation</p> <p>15 Laura Lane, Suite 300 Thomasville, NC 27360</p>

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple all those certain tracts, lots or parcels of land situated in the Durham County, North Carolina, and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference.

Being the property conveyed to Grantor by deed recorded in Book 8268, Page 869 and Book 8268, Page 873, as corrected in that deed recorded in Book 8400, Page 662, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to Grantee in fee simple forever.

And Grantor covenants with 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem property taxes for 2018 and subsequent years, not yet due and payable.
2. All easements, restrictions, covenants and rights of ways and other matters of record, if any.
3. All matters that would be revealed by a current and accurate survey of the property and the improvements thereon.

[SIGNATURE AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has signed this Deed as of the day and year first above written with the intention of signing this instrument under seal.

GRANTOR:

Wells Fargo Bank, NA, Trustee of Mark G. Lynch Trust FBO E. P. Lynch ET AL

By: *[Signature]* (SEAL)
Lorraine Bulloch, Assistant Vice President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, a Notary Public, certify that Lorraine Bulloch personally appeared before me this day and acknowledged that (s)he is the Assistant Vice President of Wells Fargo Bank, NA, Trustee of Mark G. Lynch Trust FBO E. P. Lynch ET AL, and that (s)he, in such capacity, being authorized to do so, voluntarily signed the foregoing on behalf of the company for the purposes stated therein, under seal.

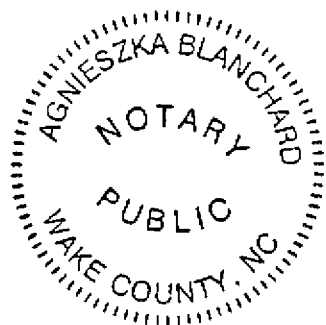
Date: 4/11/2018

By: *[Signature]*

Print Name: Agnieszka Blanchard
Notary Public

[SEAL OR STAMP]

My Commission Expires: 11/27/2018



IN WITNESS WHEREOF, Grantor has signed this Deed as of the day and year first above written with the intention of signing this instrument under seal.

GRANTOR:

**Wells Fargo Bank, NA, Trustee of Mark G. Lynch
Trust FBO Fran Bryson**

By: *[Signature]* (SEAL)
Lorraine Bulloch, Assistant Vice President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, a Notary Public, certify that Lorraine Bulloch personally appeared before me this day and acknowledged that (s)he is the Assistant Vice President of **Wells Fargo Bank, NA, Trustee of Mark G. Lynch Trust FBO Fran Bryson**, and that (s)he, in such capacity, being authorized to do so, voluntarily signed the foregoing on behalf of the company for the purposes stated therein, under seal.

Date: 9/11/2018

By: *[Signature]*

Print Name: Agneszka Blanchard
Notary Public

[SEAL OR STAMP]

My Commission Expires: 11/27/2018

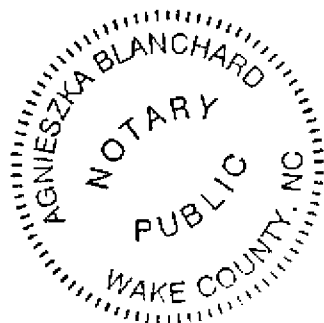


EXHIBIT A

Legal Description

COMMENCING at a PK nail marking the intersection of the centerlines of University Drive and Shannon Road; thence North 21° 50' 03" East 144.05 feet to an iron pipe in the eastern line of the 90 foot rightofway of Shannon Road; thence North 03° 51' 01" East 130.00 feet to the BEGINNING POINT; thence from said beginning point along and with the eastern rightofway line of Shannon Road North 03° 51' 01" East 123.00 feet to an iron pipe; thence North 48° 51' 01" East 24.04 feet to an iron pipe; thence South 86° 08' 59" East 163.00 feet to an iron pipe; thence South 41° 08' 59" East 28.28 feet to an iron pipe in the western line of Parcel G; thence South 03° 51' 01" West 120.00 feet to an iron pipe, a common property corner with parcel B in the line of parcel A, thence with the northern line of Parcel B North 86° 08' 59" West 200.00 feet to the point and place of BEGINNING, containing .635 acres and being Parcel C as shown on survey prepared by Talton Engineering entitled "Property of Sunstates Development Co." dated August 14, 1983, and recorded in Plat Book 104, Page 09, Durham County Registry.

Together with rights to those easements described in Deed Book 1133 Page 985 and Deed Book 1133 Page 989.
