

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,739.00

REID No.: 0004057

Prepared by: StephensonLaw, LLP
Return to/Hold for: StephensonLaw, LLP (Box 233)
Brief description for the Index: 1980-491

THIS DEED made this 22nd day of February, 2019, by and between

GRANTOR

RCD, LLC
110 MacKenan Drive
Cary, NC 27511

GRANTEE

North Academy Associates, LLC
110 MacKenan Drive
Cary, NC 27511

Enter in appropriate block for each party: name, 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 or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and hereby incorporated by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17323, Page 559, pursuant to that certain Order Approving (i) Motion for Approval of Private Sale; (ii) Motion to Sell Free and Clear of Liens and Other Interests with Liens to Attach to Proceeds Pursuant to 11 U.S.C § 363(f); and (iii) Motion to Assume Contract and Employ Broker, entered on November 29, 2018, Case No. 18-03138-5-DMW, United States Bankruptcy Court for the Eastern District of North Carolina, Raleigh Division.

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

A map showing the above described property is recorded in Book of Maps 1980, Page 491.

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 exceptions hereinafter stated. Title to the property hereinabove described is subject to public rights of way for utility services of record; restrictive covenants of record, if any; applicable zoning regulations and ordinances, if any; and the lien of ad valorem taxes for the year 2019 and thereafter.

submitted electronically by "Morris Eagle Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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

RCD, LLC, a
North Carolina limited liability company

[Handwritten Signature]

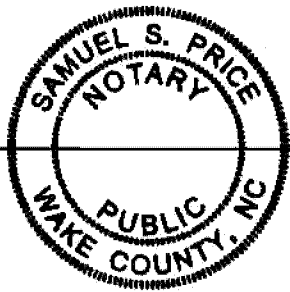
By: _____
Richard C. Stephenson, Manager

State of North Carolina - County of Wake

I, Samuel S. Price, a Notary Public of the County and State aforesaid, certify that Richard C. Stephenson personally came before me this day and acknowledged that he is the Manager of RCD, LLC, a North Carolina limited liability company, 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 22nd day of February, 2019.

(Affix Seal)



[Handwritten Signature]
Samuel S. Price Notary Public
Notary's Printed or Typed Name
My Commission Expires: 2/20/23

Exhibit A

BEGINNING at a stake in the westerly margin of the right-of-way of Academy Street, said stake being located South 04 degrees 39 minutes West 602 feet from the intersection of the westerly margin of the right-of-way of Academy Street and the centerline of the right-of-way of N.C. Highway 54, measured along the westerly margin of Academy Street; and running thence from said beginning point North 89 degrees 39 minutes 30 seconds West 307.36 feet to a stake; thence South 04 degrees 36 minutes 05 seconds West 58.35 feet to a stake; thence South 02 degrees 48 minutes 57 seconds West 104.21 feet to a stake; thence South 86 degrees 40 minutes 22 seconds East 303.18 feet to a stake in the western margin of the right-of-way of Academy Street; thence along and with the margin of said right-of-way of Academy Street North 04 degrees 39 minutes East 178.60 feet to a stake, the point and place of beginning, containing 1.196 acres, more or less, and being the property of Triangle Building Associates as shown on plat and survey by Runa A. Cooper, Land Surveyor, dated May 1980, and recorded in Book of Maps 1980, Page 491, Wake County Registry.

SAVE AND EXCEPT:

Commencing at NGS monument "Cary High 2" having North Carolina Grid Coordinates (NAD 83-2001) N=739,950.76 and E=2,065,003.91; thence from said point North 03° 02' 45" West, 2521.03 feet to an existing iron pin and being the POINT OF BEGINNING; Thence from said POINT OF BEGINNING the following 4 courses and distances; South 00° 29' 39" West, 178.77 feet; thence South 89° 12' 00" West, 4.52 feet; thence North 00° 40' 10" East, 178.57 feet; thence North 86° 11' 20" East, 3.98 feet to the POINT OF BEGINNING; containing 0.017 acres (758 sq. ft.) more or less, according to a plat entitled "Right of Way and Easement Map for the Town of Cary" by ARCADIS G&M of North Carolina, Inc., dated April 15, 2009. See deed book 13511, Page 1677.