

WAKE COUNTY, NC 75
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/13/2016 09:49:59
STATE OF NC REAL ESTATE
EXCISE TAX: \$2,400.00
BOOK:016383 PAGE:00989 - 00993

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,400.00

Parcel Identifier No.: 1703-57-0766

Mail after recording to Grantee

This instrument was prepared by:
Wyrick Robbins Yates & Ponton LLP (PKH), 4101 Lake Boone Trail, Suite 300, Raleigh, NC 27607

Brief Description for the Index: Lot 12, BM 1920, Page 195

THIS DEED made this 12th day of May, 2016, by and between:

GRANTOR	GRANTEE
319West, LLC, a North Carolina limited liability company 310 S. Harrington Street Raleigh, NC 27603-1818	Center Line Properties, LLC, a North Carolina limited liability company 509 W. Ninth Street Raleigh, NC 27603-1414

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 that certain lot or parcel of land situated in the City of Raleigh, Raleigh Township, Wake County, North Carolina and more particularly described as follows:

See Exhibit A which is attached hereto and incorporated herein by reference.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15910, Page 341, Wake County Registry.

A map showing the above-described property is recorded in Book of Maps 1920, Page 195, Wake County Registry.

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

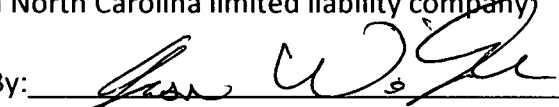
And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad Valorem taxes for the year 2016 and subsequent years taxes, not yet due and payable;
and
2. All restrictions, easements and rights-of-way of record.

(Signature page follows)

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

319West, LLC,
a North Carolina limited liability company

By: 

Name: Jason Widen

Title: Executive Director

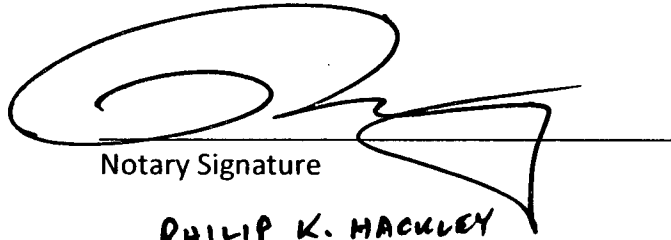
STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jason Widen, Executive Director of 319West, LLC, a North Carolina limited liability company.

Date: May 12, 2016

PHILIP K. HACKLEY
Notary Public
Wake County, NC
My Commission Expires 04/30/2020



Notary Signature

PHILIP K. HACKLEY

Notary Printed Name

My Commission Expires: 04/30/2020

(Official Seal)

EXHIBIT A

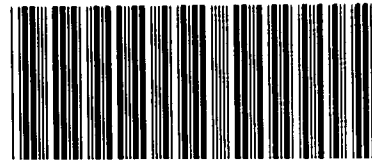
Legal Description

Lying and being situate in Raleigh Township, Wake County, North Carolina and being more particularly described as follows:

BEING all of Lot 12 according to survey and map of the American Cotton Oil Company as recorded in Book of Maps 1920, Page 195, Wake County Registry.

Said property being more particularly described by metes and bounds as follows:

BEGINNING at a NIP located 132.19 feet in a northeasterly direction from the intersection of technical property lines at southeast corner of West Street and Martin Street marked with an "X" in the S/W; running thence South $80^{\circ} 31' 29''$ East a distance of 146.19 feet to a NIP located in the center line of an abandoned railroad spur track; running thence along the center line of abandoned railroad spur track South $09^{\circ} 17' 00''$ West, a distance of 82.90 feet to a NIP; running thence North $79^{\circ} 23' 34''$ West along the center line of a party wall for a distance of 146.76 feet to a NIP located on the right-of-way line of West Street; thence running along said right-of-way line of West Street North $09^{\circ} 39' 50''$ East, a distance of 80.00 feet to the point and place of beginning, according to a survey and plat of "Property of Otho C. Cozart & William F. McLawhorn", dated May 16, 1988 by John Y. Phelps, Jr., Registered Surveyor.



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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

5 # of Pages S