

WAKE COUNTY, NC 106
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/21/2017 13:32:35
STATE OF NC REAL ESTATE
EXCISE TAX: \$9,400.00
BOOK:016974 PAGE:02735 - 02739

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$9,400

Parcel Identifier No. 0072978; 0003656; 0064192 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: _____ Lynch & Eatman, LLP, P.O. Box 30515, Raleigh, NC 27622

This instrument was prepared by: _____ Lynch & Eatman, LLP (without title examination)

Brief description for the Index: _____ Lot 10, BOM 1920, P. 195; Lot 11, BOM 2002, P. 1820; Lots 7, 8 & 9, DB 964, P. 77

THIS DEED made this 21 day of November, 2017, by and between

GRANTOR	GRANTEE
SPERRY & OTTO, LLC a North Carolina limited liability company 324 S. Harrington Street Raleigh, NC 27603	RALEIGH WAREHOUS DIST HOLDINGS, LLC, a North Carolina limited liability company c/o Gary I. Fields 1441 Broadway, Third Floor New York, NY 10018

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 Raleigh, Wake County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 09750, Page 1358, Wake County Registry and Book 009715, Page 00400, Wake County Registry.

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

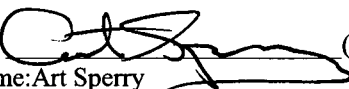
A map showing the above described property is recorded in Plat Book 1920, Page 195, Wake County Registry and Book 2002, Page 1820, Wake County Registry.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than those listed on attached Exhibit B.

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

SPERRY & OTTO, LLC

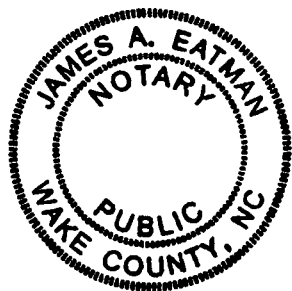
By:  (SEAL)
Name: Art Sperry
Title: Manager

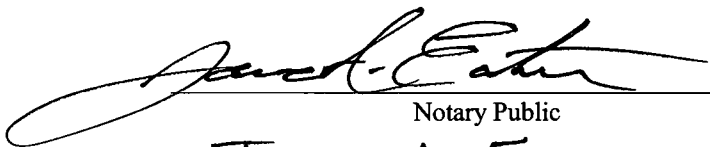
State of North Carolina
County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Art Sperry personally appeared before me this day and acknowledged the he is the manager of Sperry & Otto, 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 20th day of November, 2017.

(Affix Seal)




Notary Public

JAMES A. EATMAN

Notary's Printed or Typed Name

My Commission Expires: April 2, 2022

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1

BEGINNING at a point in the West line of Harrington Street, said point being witnessed by an iron pipe, and being 33 feet measured perpendicularly from the technical center line of Harrington Street, and said point being 30.5 feet South from the southeast corner of Lot #5 and being 308.2 feet southwardly from the intersection of the west line of Harrington Street and the south line of Martin Street as established by the technical center lines; thence westwardly in a line parallel with the south line of Lot #5 about 60.5 feet to an iron marker in the center of the Southern railroad spur track; thence southwardly along the center of said railroad spur track a distance of 112.1 feet to an iron marker in the center of said track, said point being in the north line of Davie Street, and said point being 33 feet measured perpendicularly from the technical center line of Davie Street, thence eastwardly passing through the building, and along a line parallel with the 33 feet measured perpendicularly from the technical center line of Davie Street a distance of 58.6 feet, to a point witnessed by an iron pipe, near the eastern face of the east wall of said building, said point being at the intersection of the west line of Harrington Street and the north line of Davie Street; as established by the technical center line; thence northwardly, along a line parallel with and 33 feet measured perpendicularly from the center line of Harrington Street a distance of 111.8 feet to the beginning, and being Lots #7, #8 and #9 and the southern portion of Lot #6 of the American Cotton Oil Company property and being the same lots and interest which was conveyed to F.E. Thompson by D.S. Thompson and wife by Deed dated February 28, 1947, registered in Book 964, Page 77, Wake County Registry, and to which the deed and the deeds recited therein reference is hereby expressly made as a part of this description. Together with all wall rights, railroad siding privileges, and all other rights, easements and privileges belonging to the parties of the first part of or in connection with the property above described.

Subject to the requirement that the Southern Railroad Siding located partly on the west side of this property be kept open as specified in Deed from O.P. Hay to W.A. Myatt, Jr.; and

Subject to any rights which the owner of the lands adjoining to and north of the 2nd tract herein described may have in and to the north wall of the building situated upon said tract under Deed from O.P. Hay to W.A. Myatt, Jr., said deed being registered in Book 428, Page 202, and subject to any encroachment in or on West Davie Street of the building located thereon.

PARCEL 2

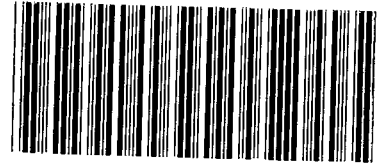
BEGINNING at an existing iron point in the north line of West Davie Street, said marker being 58.6 feet measured westwardly from the intersection of the west line of Harrington Street and the north line of West Davie Street as established by the technical center lines, said marker also being 33 feet measured northwardly from the technical center line of West Davie Street; runs thence North 79° 20' West 93.41 feet along the technical building line on the north side of West Davie Street to a point, the southeast corner of Lot No. 11, according to a map by C.L. Mann, Civil Engineer, dated September, 1923, and recorded in the Register of Deeds Office of Wake County in Book of Maps 1920, Page 195; runs thence North 11° 42' East 205.86 feet along the line between Lots 11 and 10 to a point in the intersection of a 17" party wall and another 17" party wall line of Southern School Supply Company; thence eastwardly along said 17" party wall in the line of said Southern School Supply Company, 84.76 feet to a point along the railroad track; thence South 09° 17' West along said railroad track 204.26 feet to the point and place of **BEGINNING**, being Lot 10 according to the map recorded in Book of Maps 1920, Page 195, Wake County Registry.

PARCEL 3

Lot 11 of American Cotton Oil Co., as shown on a plat entitled Lot 1 Sperry-Otto Property and Lot 11 American Cotton Oil Co. dated August 20, 2002, prepared by John Y. Phelps, Jr. Professional Surveyor, and recorded in Book 2002, Page 1820, Wake County Registry.

EXHIBIT B

1. Such matters as would be disclosed by a current and accurate survey and inspection of the property.
2. The lien of taxes for the year 2017 and thereafter which are not yet due and payable.
3. Zoning ordinances affecting the property.
4. All easements, covenants, restrictions, reservations, rights-of-way and other similar matters of record as of June 26, 2017.
5. The state of compliance or non-compliance of the property, as of June 26, 2017, with any laws, codes, ordinances, rules, regulations or private restrictive covenants applicable to or affecting the property.
6. The rights of parties in possession under unrecorded leases.



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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.

Charles P. Gilliam
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

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