

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$12,400.00

Parcel Identifier No. 0147830 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: Lot 7A Gateway Centre BM 1999 @ 1178

THIS DEED made this 23 day of October, 2019, by and between

GRANTOR	GRANTEE
<p>TICON, INC.            a North Carolina corporation</p> <p>Address: 5836 Fayetteville Rd., Ste. 203            Durham, NC 27713</p>	<p>ANGIER ROAD INVESTORS, LLC            a North Carolina limited liability company</p> <p>Property Address: 3300 Gateway Centre Blvd.            Morrisville, NC 27560</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 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 the City of Cary, Cedar Fork Township, Wake County, North Carolina and more particularly described as follows:

### See attached Exhibit A for legal description

Submitted electronically by "Brownlee Whitlow Praet & File, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Wake County Register of Deeds.

This property herein conveyed does not include the primary residence of the Grantor

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6530, Page 386.

A map showing the above described property is recorded in Book of Maps 1999, Page 1178.

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 following exceptions:

**See attached Exhibit B for Exceptions**

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

**TICON, INC, a North Carolina corporation**

By: *W. Jack McGhee* (SEAL)  
W. Jack McGhee, President

State of North Carolina - County of Durham

I, the undersigned Notary Public of Orange County and State of North Carolina, do hereby certify that W. Jack McGhee personally came before me this day and acknowledged that he is the President of Ticon, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, he voluntarily executed the foregoing instrument in its name on its behalf as its act and deed.

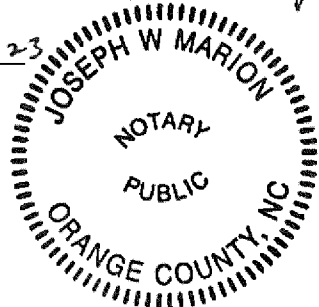
Witness my hand and Notarial stamp or seal this 16<sup>th</sup> day of October, 2019.

(SEAL)

Sign: *Joseph W. Marion*

Print: Joseph W. Marion Notary Public

My Commission Expires: 11-20-2023



**EXHIBIT A**  
**(Legal Description)**

BEING all that property being described as **Lot 7A**, consisting of 2.90 acres, more or less, as shown on that map entitled "Property of Ticon, Inc. Survey of Gateway Centre 3300 & 3500 Gateway Centre Boulevard", by C. Eugene Bobbitt, III, RLS, dated March 24, 1998, last revised June 21, 1999 and recorded in Wake County Register of Deeds Office in Book of Maps 1999, Page 1178.

This property is benefitted and burdened by a Comprehensive Declaration of Easements dated June 29, 1999, concerning Lots 7A and 7B, shown on Book of Maps 1999, Page 1178, Wake County Registry.

Grantee, by acceptance of this Deed, agrees for themselves and their successors and assigns, to be bound by the terms of this Comprehensive Declaration of Easements.

This conveyance is subject to Declaration of Protective Covenants, Gateway Centre, recorded in Book 3580, Page 624, Wake County Registry, and to easements and rights-of-way of record affecting this property and to matters shown on the map recorded in Book of Maps 1999, Page 1178, Wake County Registry.

This property has a street address of 3300 Gateway Centre Blvd., Morrisville, NC and a tax real estate ID #0147830 and PIN #0756744831.

**EXHIBIT B**  
**(Permitted Exceptions)**

1. Taxes, dues and assessments for the year 2019, and subsequent years, not yet due and payable.
2. Twenty (20) foot sanitary sewer - 10' either side of sewer line as shown on recorded plat.
3. Existing Thirty (30) foot sanitary sewer easement shown on recorded plat.
4. Existing Thirty (30) foot sanitary sewer easement shown on recorded plat.
5. Existing Eight (8) foot DIP water line; proposed 20' water line easement 10' either side of centerline shown on recorded plat.
6. Easements to Carolina Power & Light Company recorded in Book 116, Page 4; Book 924, Page 284; Book 1812, Page 135; and Book 1901, Pages 410, 468, 473 and 474, Wake County Registry.
7. Easements to Southern Bell Telephone & Telegraph Company recorded in Book 782, Page 549, Wake County Registry.
8. Restrictive Covenants and easement contained therein, filed in Book 3580, Page 624, Wake County Registry, a violation of which will not cause a forfeiture or reversion of title.
9. Comprehensive Declaration of Easements concerning Lots 7A and 7B, shown on Book of Maps 1999, Page 1178, Wake County Registry.
10. Easement, setback lines and other facts shown on the plat recorded in Book of Maps 1999, Page 1178, Wake County Registry.