

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,350.00

Parcel Identifier No. 0091172 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Brownlee Whitlow & Praet, PLLC, 4020 WestChase Blvd. Suite# 530 Raleigh, NC. 27607
 Brief description for the Index: LOT 3 1987-2077

THIS DEED made this 9th day of November, 2018, by and between

GRANTOR	GRANTEE
<p>DSH Capital, LLC, a North Carolina limited liability company</p> <p>Mailing address: 2209 Associate Drive Raleigh, NC 27603</p>	<p>PGP Airpark, LLC, a North Carolina limited liability company</p> <p>Property address: 3337 Air Park Road Fuquay-Varina, NC 27526</p> <p>Mailing address: 1829 East Franklin Street, Suite 800F Chapel Hill, NC 27516</p>

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 or parcel of land situated in the city of Fuquay-Varina, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 3, according to survey of property of Jeffrey S. Adams by Watkins and Associates, P.A., dated December 1, 1987, as recorded in Book of Maps 1987, Page 2077, Wake County Registry.

This property is commonly known as 3337 Air Park Road, Fuquay-Varina, NC 27526.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16544, Pages 594-597.

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

Submitted electronically by "Longleaf Law Partners"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wake County Register of Deeds.

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 the following exceptions:

1. Taxes for the year 2019 and subsequent years, not yet due and payable.
2. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in instrument(s) filed for record in Book 2961, Page 178, Wake County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s).
3. Building restriction lines, easements and other matters shown on plat recorded in Book of Maps 1987, Page 2077, Wake County Registry.
4. Easement(s) to Carolina Power and Light Company recorded in Book 2222, Page 320; Book 2231, Page 276; Book 2671, Page 299 and 327; Book 2978, Page 588 and Book 3764, Page 601, Wake County Registry.
5. Rights of tenant(s) in possession under unrecorded lease(s).
6. Title to any portion of Land lying within the right of way of Air Park Road.
7. Preliminary Survey by CDK Geomatics, PC, dated October 4, 2018, reveals the following matters: a) water meters, transformer with pad, telecom pedestals, power/utility pole and light pole with overhead utility lines, clean outs, propane tank, mail box, bollards, concrete, septic, AC, rip rap lined drainage channels and storm drop inlet; b) brick column encroaches unto subject property; c) access easement (exception 3); d) right of way of Air Park Road.

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

DSH Capital, LLC, a North Carolina limited liability company



(SEAL)

By: Justin Hanlon, Manager

State of NC - County or City of Wake

I, Mary Lynn Buckley the undersigned Notary Public of the County and State aforesaid, certify that **Justin Hanlon** personally came before me this day and acknowledged that he is a member-manager of **DSH Capital, LLC**, 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 8th day of November, 2018.

My Commission Expires: 4-15-23

Mary Lynn Buckley Notary Public
Notary's Printed or Typed Name

(Affix Seal)

