

WAKE COUNTY, NC 100
 CHARLES P. GILLIAM
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 01/23/2018 12:43:03
 STATE OF NC REAL ESTATE
 EXCISE TAX: \$1,250.00
 BOOK:017027 PAGE:00193 - 00195

GENERAL WARRANTY DEED

Prepared by: D. MICHAEL PARKER

PIN# 0688 22 1220

Return to: Grantee @ 862 Seastone Street, Raleigh, NC 27603-3380

Revenue Stamps = \$ 1,250.00

NORTH CAROLINA

WAKE COUNTY

THIS DEED, made and entered into this the 23 day of January, 2018, by and between, **BLUE PLATE, LLC**, a North Carolina limited liability company, Party of the First Part, (hereinafter referred to as "Grantor"), and **AEM PROPERTIES, LLC**, a North Carolina limited liability company, Party of the Second Part, (hereinafter referred to as "Grantee"), 862 Seastone St., Raleigh, N.C. 27603-3380

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid and other good and valuable considerations, 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 tract or parcel of land located in the **Township of Middle Creek, Wake County, North Carolina** and being more particularly described as follows:

BEING all of **Lot 1, containing 0.711 acres**, more or less as shown on the plat recorded in **Book of Maps 2008, page 1250** in the office of the register of Deeds for Wake County, North Carolina and to which plat reference is hereby made for a more particular description of the same.

The above property is located at 3400 North Main Street, Fuquay-Varina, North Carolina and there is a convenience store located thereon.

Excepted from the warranties of this conveyance are that portion of the subject property encumbered by the area shown as a "5" Additional Dedicated R/W" as

shown on the plat recorded in Book of Maps 2008, page 1250, Wake County Registry.

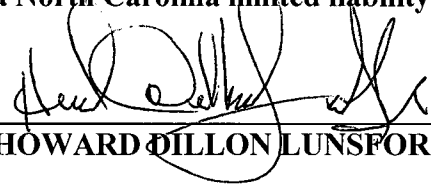
The above described property was acquired by the Grantor by the deed recorded in Book 15727, page 545 of the wake County Registry.

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

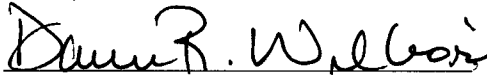
And the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

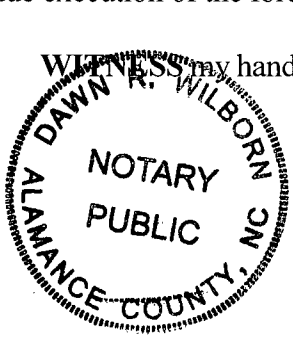
IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed under seal in its name by its manager as the official act of the limited liability company, the day and year first above written.

BLUE PLATE, LLC
a North Carolina limited liability Company

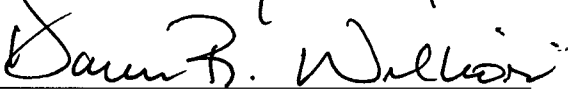
By:  (SEAL)
HOWARD DILLON LUNSFORD, JR., Manager

NORTH CAROLINA
COUNTY OF Alamance

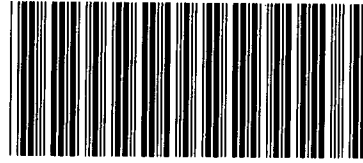
I,  Notary Public of the county and state aforesaid, do hereby certify that **HOWARD DILLON LUNSFORD, JR.** personally came before me this day and acknowledged that he is the Manager of **BLUE PLATE, LLC, a North Carolina limited liability company**, and acknowledged on behalf of the company, the due execution of the foregoing instrument.



my hand and official seal, this the 23 day of January, 2018.


Notary Public
Dawn R. Wilborn
Print or type Name of Notary Public

My Commission Expires: 7. 31. 2021
s/RE/DOC/Deeds



BOOK:017027 PAGE:00193 - 00195



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

3 # of Pages *PS*