

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$10,600

Real Estate ID 0316163; 0316164

PIN # 0745287421; 0745289320

Mail/Box to: GRANTEE

This instrument was prepared by: Harris & Hilton, P.A. (Without Benefit of Title Exam/Tax Advice)

Brief description for Index: GR PT FUTURE DVLPMNT WEXFORD BM2004-00460

THIS DEED made this 25 day of October 2018, by and between:

GRANTOR

GRANTEE

Rolan Investment Properties, LLC
 A North Carolina limited liability company

4920 Sunset Forest Circle
 Holly Springs, NC 27540

ITAC 418, LLC

Mailing Address:
 121 N. Columbia St., Chapel Hill, NC 27514

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 Wake County, North Carolina and more particularly described as:

BEING all of that certain tract consisting of 2.74 acres, more or less, and identified as "N/F WEXFORD INVESTORS LLC", as shown on a plat recorded in the Wake County, North Carolina Registry in Book of Maps 2004, Page 460, said plat being incorporated by reference as if fully set out herein.

The property described above was acquired by Grantor by instrument recorded in Book 12747, Page 569.
A map showing the above described property is recorded in Book of Maps 2004, Page 460.

All or a portion of the property conveyed is not a principal residence of the Grantor.

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.

Grantor covenants with 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:

See attached Exhibit A which is incorporated by reference.

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

Rolan Investment Properties, LLC, a North Carolina limited liability company

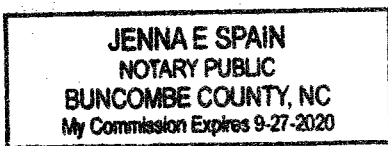
By: [Signature] (SEAL)
Name: RODNEY BYRD
Title: Manager

STATE OF North Carolina COUNTY OF Durham

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a NC driver's license and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **RODNEY BYRD**

Date: 10/25/2018

(Official Seal)



[Signature]
Printed Name: Jenna E. Spain

My commission expires: 09/27/2020

Exhibit A

1. Taxes for the year 2019, and subsequent years, not yet due and payable.
2. Subject to matters shown on recorded Book of Maps 2004 at Page 460 and recorded Book of Maps 2009 at Pages 906 and 907.
3. Ordinance Annexing Lands Contiguous to the Municipal Boundaries of the Town of Cary recorded in Book 12614, Page 2003.
4. NCDOT Agreement in deeds recorded in Book 11996, Page 01623 and Book 12747, Page 569.
5. Water and Wastewater Easement in deeds recorded in Book 11996, Page 01623 and Book 12747, Page 569.
6. Stormwater Inspection and Maintenance Agreement and Security recorded in Book 13657, Page 181.
7. Easement to Carolina Power & Light recorded in Book 13948, Page 2672.
8. Easement to PSNC Energy recorded in Book 14027, Page 1172.
9. Memorandum of Lease Agreement with Celco Partnership d/b/a Verizon Wireless recorded in Book 16712, Page 2634.
10. Easement(s) to Progress Energy Carolinas, Inc. as recorded in Book 11239, Page 1915.
11. Rights of way and easements to Carolina Power and Light Company as recorded in Book 934, Page 301, Book 8435, Page 2372; Book 9408, Page 2115; Book 928, Page 53; Book 576, Page 202 and Book 2684, Page 68.
12. Memorandum of Action filed by North Carolina Department of Transportation recorded in Book 4373, Page 654 and Consent Judgment recorded in Book 5637, Page 753.
13. Rural Line Permit Southern Bell Telephone and Telegraph Company as recorded in Book 1277, Page 309.
14. Easement to the North Carolina Department of Transportation as recorded in Book 4598, Page 138.
15. Aviation easement to Raleigh-Durham Airport Authority recorded in Book 5716, Page 544.
16. Easement to BellSouth Telecommunications, Inc. as recorded in Book 6812, Page 291.
17. Restrictions appearing of record in Book 10369 at Page 645 and Book 10882 at Page 2773.
18. Matters as shown on survey entitled "Inspire Commercial, LLC – Parcel 7421, Tax Map 0745.01, Block 28, 3735 Davis Drive, Wake County, Morrisville, North Carolina" dated September 10, 2018, by Turning Point Surveying, PLLC, as revised.