

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Oct 28 02:36 PM
Book: 9114 Page: 848
NC Rev Stamp: \$ 1910.00 Fee: \$ 26.00
Instrument Number: 2020046693
DEED

Excise Tax: \$1,910.00

Parcel Identifier No. 173225 Verified by _____ County on the ____ day
of _____, 20_____

By: _____

Mail after recording to: Grantee

This instrument was prepared by: City of Oaks Law, 2021 Fairview Road, Raleigh, North Carolina 27608, Jonathan W. Anderson, Esq.)

Brief Description for the Index :

3785 Guess Road

NORTH CAROLINA SPECIAL WARRANTY DEED

As of this 28 day of October, 2020, **GENUINE PARTS COMPANY**, a Georgia corporation, having an address of 2999 Wildwood Parkway, Atlanta, Georgia 30338 ("**Grantor**") for valuable consideration, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to **WAS VENTURES III, LLC**, a North Carolina limited liability company, with a mailing address of 705 East Six Forks Road, Raleigh, North Carolina 27519 ("**Grantee**"), all right, title and interest of Grantor as the fee owner of, and in and to that parcel or tract of land located in the County of Durham, State of North Carolina more particularly described as follows (the "**Property**"):

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

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.

The Property described was acquired by Grantor by instrument recorded in Book 8269, Page 776.

Submitted electronically by Jonathan W Anderson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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

SUBJECT to only those matters affecting title to the Property and all privileges and appurtenances thereunto belonging as set forth below.

Grantee, by its acceptance of this deed, for itself and its successors in title to the Property, agrees to the foregoing exceptions and reservations.

TO HAVE AND TO HOLD the Property, and all privileges and appurtenances thereto belonging, including the rights, privileges and easements hereinabove described, unto Grantee and its successors and assigns in fee simple forever.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title to the Land as Grantor received, and Grantor will warrant and defend the title to the Land against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Taxes or assessments for the year 2020 and subsequent years, not yet due and payable.
2. All enforceable restrictions, covenants, conditions, easements and other matters of record affecting the property conveyed by this deed.
3. All applicable zoning rules and regulations.
4. Such state of facts as would be disclosed by an accurate survey and inspection of the property conveyed pursuant to this deed.

The designation Grantor and Grantee as used herein shall include such parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

*[Balance of page intentionally left blank;
signature page follows]*

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

GENUINE PARTS COMPANY,
a Georgia corporation

[Handwritten Signature]

By: _____
Name: Christopher T. Galla
Title: Vice President

STATE OF GEORGIA

COUNTY OF COBB

I, Jennifer Steen, a Notary Public of Fulton County, Georgia, do hereby certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated: Christopher T. Galla as Vice President of Genuine Parts Company, a Georgia corporation.

Witness my hand and official stamp or seal this 2nd day of October, 2020.

Jennifer Steen

Notary Public

Print Name: Jennifer Steen
(Note: Notary must sign exactly as on notary seal)

My Commission Expires: May 16, 2023

[NOTARY SEAL]
(MUST BE FULLY LEGIBLE)



EXHIBIT A

LEGAL DESCRIPTION

Commencing at a point at the centerline intersection of North Carolina Highway #157 (also known as Guess Road), having a 75' right-of-way width, and State Road # 1440 (also known as Horton Road), having a 60' right-of-way width; running thence South 13 degrees 28 minutes 19 seconds West a distance of 432.36 feet to an Iron pipe being the Point and Place of Beginning; running thence with the western right-of-way line of Guess Road South 09 degrees 14 minutes 01 second West a distance of 220.14 feet to an iron pipe in the sidewalk; running thence with the northern line of property of Peppertree Homeowner's Association, as shown on map entitled "Peppertree, Property of H.I.C, Management Corp. of N.C." as recorded with the Durham County Register of Deeds in Map Book 87, Page 48, North 85 degrees 02 minutes 01 second West a distance of 244.20 feet to an iron pipe; running thence with the eastern line of Lot 1, as shown on map entitled "Subdivision of Willowdale Cinema" as recorded with the Durham County Register of Deeds in Map Book 124, Page 132, North 05 degrees 06 minutes 04 seconds East a distance of 220.13 feet to a Parker-Kelon nail in the pavement; thence running with the southern line of Lot 3, as shown on said Map Book 124, Page 132, South 84 degrees 54 minutes 03 seconds East a distance of 260.06 feet to the Point and Place of Beginning.

Less and Except the following described property:

All that certain lot or parcel of land situated in the County of Durham and the State of North Carolina as more particularly described as follows:

Commencing at a point at the centerline Intersection of North Carolina Highway #157 (also known as Guess Road), having a 75' right-of-way width, and State Road _1440 (also known as Horton Road), having a 60' right-of-way width; running thence South 13 degrees 28 minutes 19 seconds West a distance of 432.36 feet to an iron pipe; running thence North 84 degrees 54 minutes 03 seconds West a distance of 248.06 feet to a point and the Point of Beginning; running thence South 10 degrees 55 minutes 47 seconds West a distance of 220.20 feet to a point; running thence North 85 degrees 02 minutes 01 second West a distance of 8.00 feet to a point; running thence North 05 degrees 06 minutes 04 seconds East a distance of 220.13 feet to a point; running thence South 84 degrees 54 minutes 03 seconds East a distance of 12.00 feet to a point and the Point of Beginning.

Also Less and Except: That portion of the property taken by the Department of Transportation by condemnation as recorded in the Memorandum of Action recorded October 5, 1989 in Book 2718, Page 790 and in the Consent Judgment recorded August 31, 2001 in Book 3192, Page 724.

Parcel ID: 173225

Property Address: 3785 Guess Road Durham, NC 27705