

This instrument prepared by: William A. Anderson, III (without benefit of title exam)
Mail after recording to: Grantee

REID: 0335024
Excise Tax: \$2,500

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA

COUNTY OF WAKE

THIS DEED is made this 2nd day of November, 2015, by and between:

GRANTOR: CARY PARK ASSOCIATES, LLC, a North Carolina limited liability company
1450 Environ Way
Chapel Hill, NC 27517

and

GRANTEE: WEST CARY MEDICAL CENTER, LLC, a North Carolina limited liability company
907 Kildaire Farm Rd.
Cary, NC 27511

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Wake County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

AND THE GRANTOR covenants with 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 whomsoever claiming by, under or through Grantor, except for those exceptions set forth on **Exhibit B**.

All or a portion of the property herein conveyed does **NOT** include the primary residence of the Grantor.

Submitted electronically by "Law Offices of Karen Donaldson, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

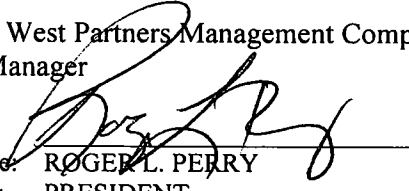
[signature and acknowledgment page follows]

IN WITNESS WHEREOF, Grantor has executed this document the day and year first above written.

GRANTOR:

Cary Park Associates, LLC (seal)

By: East West Partners Management Company, Inc.,
its Manager

By: 
Name: ROGER L. PERRY
Title: PRESIDENT

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: ROGER L. PERRY

Date: ~~2/15/16~~ 11/2/15 ^{MEB}


Notary Public

Print Name: **Mary Elizabeth Boening**

My Commission Expires: **2/15/16**

[Official Seal]

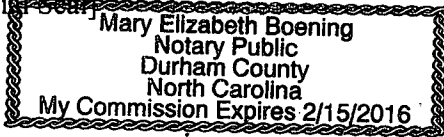


EXHIBIT A

LEGAL DESCRIPTION

BEING all of that parcel designated as TC-2B containing 2.09 acres, as shown on the map recorded in Book of Maps 2005, Page 1807, Wake County Registry. See also Watershed Impervious Restriction Plat recorded in Book of Maps 2014, Page 1602, Wake County Registry.

Prior deed reference: Book 13003, Page 433, Wake County Registry

Street Address: 3980 Cary Glen Boulevard, Cary, NC (a/k/a 7560 Carpenter Fire Station Road, Cary, NC)

EXHIBIT B

TITLE EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
2. Matters shown on plats recorded in Book of Maps 2005, Pages 1549 and 1807; and Book of Maps 2014, Page 1602, Wake County Registry.
3. Declaration of Restrictions recorded in Book 15171, Page 1712, Wake County Registry.
4. Matters that would be disclosed by a current and accurate survey.
5. Zoning ordinances.