

WAKE COUNTY, NC 129
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/21/2018 14:17:53
STATE OF NC REAL ESTATE
EXCISE TAX: \$33,600.00
BOOK:017324 PAGE:01902 - 01907

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$33,600.00

Parcel Identifier No. 1703678312 Verified by _____ County on the ____ day of 2E10: 0033402
_____, 2018

By: _____

Mail After recording to: Capital Realty Group, Inc., 86 Route 59 East, Spring Valley, NY 10977
This instrument was prepared by: Scott Fireison, Esq., Pepper Hamilton LLP, 600 14th Street
NW, Washington, DC 20005
Brief description for the Index: Sir Walter Apartments

THIS DEED made this 21st day of December, 2018, by and between

GRANTOR	GRANTEE
SIR WALTER ASSOCIATES LIMITED PARTNERSHIP, a North Carolina limited partnership 1105 Brookstown Avenue Winston-Salem, NC 27101	SW COMMERCIAL HOLDINGS LLC, a North Carolina limited liability company c/o Capital Realty Group, Inc. 86 Route 59 East Spring Valley, NY 10977

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 Raleigh, County of Wake, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2632 Page 309 in the Wake County, North Carolina Registry.

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

A map showing the above described property is recorded in Plat Book 1956 Page 22 in the Wake County, North Carolina Registry.

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, the 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 claiming by, under or through Grantor, other than the following exceptions:

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

[Remainder of page intentionally blank; signature page to follow]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporation, has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

SIR WALTER ASSOCIATES LIMITED PARTNERSHIP,

a North Carolina limited partnership

By:

William G. Bonta
Name: William G. Bonta
Title: General Partner

State of North Carolina
County of Forsyth)S

I, Cynthia F. East, a Notary Public in and for the State of North Carolina, do hereby certify that William G. Bonta personally came before me this day and acknowledged that she/he is the General Partner of Sir Walter Associates Limited Partnership, a North Carolina limited partnership, and that by authority duly given and as the act of such entity, she/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 17th day of December, 2018.

Cynthia F. East

Notary Public

Print Name: Cynthia F. East

My commission expires:

[NOTARY SEAL]

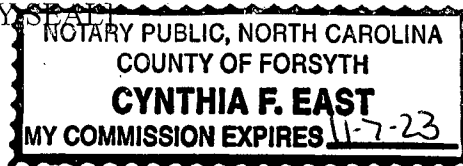


Exhibit A
Legal Description

Lying and being in the City of Raleigh, Wake County, North Carolina and more particularly described as follows:

BEGINNING at a stake at the most Southeastern intersectional corner of South Salisbury Street and West Davie Street; thence from the beginning with the Southern right of way of West Davie Street, S. $87^{\circ} 46' 53''$ E. 210.00 feet to a stake at the most Southwestern intersection of West Davie Street and Fayetteville Street; thence with the Western right of way of Fayetteville Street, S. $2^{\circ} 13' 07''$ W. 108.00 feet to a stake on the Western right of way of Fayetteville Street at the most Northeastern corner of the property of 414 Associates, a North Carolina Limited Partnership as shown by deed recorded in Deed Book 2577, Page 101 in the Wake County Registry; thence with the line of the property of 414 Associates, a North Carolina Limited Partnership (see Property Line Agreement recorded at Deed Book 485, Page 204 in the Wake County Registry), N. $87^{\circ} 46' 53''$ W. 210.00 feet to a stake on the Eastern right of way of South Salisbury Street, the most Northwestern corner of the property of 414 Associates, a North Carolina Limited Partnership; thence with the Eastern right of way of South Salisbury Street, N. $2^{\circ} 13' 07''$ E. 108.00 feet to a stake at the most Southeastern intersectional corner of South Salisbury Street and West Davie Street, the point of beginning containing 22,680.00 square feet or 0.521 acre more or less.

Exhibit B
Permitted Exceptions

1. Rights of residential tenants in possession as of the date hereof under prior unrecorded residential lease agreements with terms not exceeding one year.
2. Rights of commercial tenants in possession as of the date hereof under the following leases:
 - a. That certain Lease between Sir Walter Associates and Robert Sterrick d/b/a American Bail Bonds, dated as of April 1, 2002, as amended by that certain Commercial Rental Payment Agreement dated January 14, 2015.
 - b. That certain Lease Agreement between Sir Walter Apartments and State Bail Bonds, dated as of March 1, 2015.
3. Taxes for the year 2019 not yet due and payable.
4. Ordinance designating the subject property as 'historic property' recorded in Book 2822 Page 201, Wake County Registry.
5. Agreement recorded in Book 2935 page 77, Wake County Registry modifying that certain instrument recorded In Book 485 Page 204, Wake County Registry.
6. Easement to Carolina Power & Light Company recorded in Book 2989 page 337, Wake County Registry.
7. Per the vesting deed into the current owner recorded in Book 2632 Page 309, Wake County Registry, a fire escape from the building encroaches into the right-of-way of Salisbury Street.



BOOK: 017324 PAGE: 01902 - 01907



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

_____ *6* # of Pages *P*