

WAKE COUNTY, NC 103
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/25/2018 12:31:18
STATE OF NC REAL ESTATE
EXCISE TAX: \$5,200.00
BOOK:017028 PAGE:02715 - 02719

SPECIAL WARRANTY DEED

Excise Tax: \$5,200.00

Parcel Identifier No.: 0757.89.3296

This instrument was prepared by:
Wyrick Robbins Yates & Ponton LLP (PKH), 4101 Lake Boone Trail, Suite 300, Raleigh,
North Carolina 27607

Mail after recording to: *P.O. Box 1616* *27533-1616*
L.E. Taylor III., ~~117 Ormond Avenue~~, Goldsboro, NC ~~27530~~



Brief Description for the Index: Lot 12, Kitty Hawk Subdivision, Cedar Fork Township

THIS DEED made this 24 day of January, 2018, by and between:

GRANTOR	GRANTEE
Ryder NC Properties, LLC c/o Steven R. Ryder 1264 College Avenue Wilkesboro, NC 28697	Best Commercial Development, LLC c/o M.J. Best, Jr. 2815 Carolina Commerce Drive, Suite 2A Goldsboro, NC 27530

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 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 lot or parcel of land situated in the Town of Morrisville, Wake County, North Carolina and more particularly described as follows:

See Exhibit A which is attached hereto and incorporated herein by reference.

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

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 13050, Page 1674, and in Book 13050, Page 1678, both in the Wake County Registry.

A map showing the above-described property is recorded in Book of Maps 1991, Page 1100, Wake County Registry.

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

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

1. Taxes for 2018 and subsequent years' ad valorem taxes.
2. All other easements, rights-of-way, and restrictions of record in the chain of title.

(Signature page follows)

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

Ryder NC Properties, LLC,
a North Carolina limited liability company

By: Steven R. Ryder
Name: Steven R. Ryder
Title: Designated Representative

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Steven R. Ryder, as Designated Representative for Ryder NC Properties, LLC.

Date: January 24, 2018.

[Handwritten Signature]
Notary Signature

PHILIP K. HACKLEY
Notary Public
Wake County, NC
My Commission Expires 04/30/2020

PHILIP K. HACKLEY
Notary Printed Name

My Commission Expires: 04/30/2020

(Official Seal)

EXHIBIT A

Legal Description

400 Kitty Hawk Drive, Morrisville, North Carolina 27560
Wake County

BEING all of Lot 12, Kitty Hawk Subdivision, containing 3.955 acres, as recorded in Book of Maps 1991, at Page 1100, of the Wake County Registry, North Carolina.



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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

5 # of Pages *PS*