

Excise Tax \$2,928.00 Recording Time, Book and Page
Tax Lot No. 0415941 Parcel Identifier No. 0648882119
Verified by _____ County on the ____ day of _____, 20____
by _____

Mail after recording to: Grantee

This instrument was prepared by: Charles E. Nichols, Jr. of Nichols Law PA (without title examination)

Brief description for the Index: Tract 14B, Southpark, Holly Springs, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 1st day of April, 2016, by and between

GRANTOR	GRANTEE
Southpark Village Investments I LLC, a North Carolina limited liability company	Holly Springs Retail, LLC, a North Carolina limited liability company
502 N. Ennis Street Fuquay-Varina, NC 27526	106 Foster Avenue Charlotte, NC 28203

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 of that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

BEING all of Tract 14B, containing 2.40 acres, as shown on plat entitled "Survey for Southpark Village Investments I LLC; Subdivision of Lot 14" dated January 26, 2015 and recorded in Book of Maps 2015, Page 275, Wake County Registry.

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

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, 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, except for the exceptions hereinafter stated.

Grantor has been administratively dissolved and this deed is being executed and delivered and the property is being conveyed for the purpose of winding up the affairs of the Grantor in accordance with NCGS 55-14-05.

Title to the property hereinabove described is subject to the following exceptions:

This property is conveyed subject to covenants, restrictions, easements and other matters of record affecting said property and to 2016 ad valorem taxes and taxes for subsequent years.

[SIGNATURE PAGE FOLLOWS]

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

Southpark Village Investments I LLC, a North Carolina limited liability company

By: [Signature]
Phillip E. Stephens, Manager

By: [Signature]
Sandra S. Johnson, Manager

STATE OF North Carolina :

COUNTY OF Wake :

I certify that the following person personally appeared before me this day, acknowledging to me that to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Phillip E. Stephens.

Date: 3/23/2016

[Affix Notary Seal]

Notary Public: [Signature]
Printed Name: Amanda S. Miller
My Commission Expires: 8/30/2016

STATE OF North Carolina :

COUNTY OF Wake :

**Amanda S Miller
NOTARY PUBLIC
Johnston County, NC**

I certify that the following person personally appeared before me this day, acknowledging to me that to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sandra S. Johnson.

Date: 3/23/2016

[Affix Notary Seal]

Notary Public: [Signature]
Printed Name: Amanda S. Miller
My Commission Expires: 8/30/2016

**Amanda S Miller
NOTARY PUBLIC
Johnston County, NC**