

WAKE COUNTY, NC 114  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
02/11/2022 15:18:55  
STATE OF NC REAL ESTATE  
EXCISE TAX: \$7,800.00  
BOOK:018916 PAGE:01380 - 01384

Revenue Tax: \$7,800.00

Parcel ID Number: 0782782208

RE ID: 0236528

Mail after recording to: Grantee

This instrument was prepared by: Todd A. Jones, Anderson Jones, PLLC, P. O. Box 20248, Raleigh, NC 27619 (without Title Examination)

Brief Description for the index

LO2 RECOMB GANDHI AT TRYON ROAD, BOM  
2013, Page 1614

**NORTH CAROLINA WARRANTY DEED**

THIS DEED made February 11<sup>th</sup>, 2022, by and between

GRANTOR

GRANTEE

**TRYON SQUARE PLAZA, LLC**  
9201 Leesville Road, Ste 201  
Raleigh, NC 27613

**BAGWELL STATION, LLC**  
625 Glenmere Drive  
Knightdale, NC 27545

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, Swift Creek Township, Wake County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

The property hereinabove described was acquired by Grantor in Deed Book 15520, Page 2366 Wake County Registry.

A map showing the above described property is recorded in Book of Maps 2013, Page 1634 Wake County Registry.

The Property conveying is not the Primary residence of the Grantor.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

1. Ad valorem taxes for 2022 and subsequent years.
2. Declarations, covenants, restrictions, easements and rights-of-way, if any, of record and as detailed in Exhibit B.

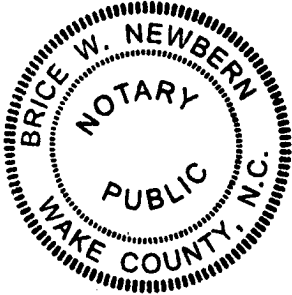
IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, the day and year first above written.

**TRYON SQUARE PLAZA, LLC**

Dilip Gandhi  
Dilip Gandhi, Manager

SEAL-STAMP

State of North Carolina  
County of Wake



I, the undersigned, a Notary Public of the County and State aforesaid, certify that Dilip Gandhi, Manager of Tryon Square Plaza, LLC, personally known to me, appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10<sup>th</sup> day of February, 2022.

Brice W. Newbern Notary Public

Brice W. Newbern Printed Name

My Commission Expires: December 20, 2025

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant-Register of Deeds.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

BEING ALL of Lot 2 containing plus or minus 6.61 acres as shown on that recombination Plat for Gandhi at Tryon Road, LLC and Eagles Enterprise, LLC dated November 19, 2013, and as recorded in Plat Book 2013, Page 1634, Wake County Registry. Said property is known as 4020 Tryon Road, Raleigh, NC 27606.

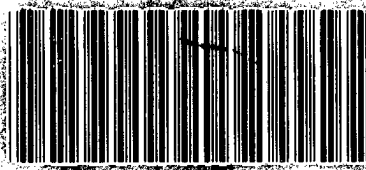
**EXHIBIT B**

The property may not contain the following:

1. A car wash of any kind (manual, automatic, or tunnel).
2. No vacuum or air delivery machines.
3. No vending machine for drinks, snacks, or food of any kind unless it is a vending machine inside a business establishment for use by employees of that business establishment.
4. Any sale of loose or bagged ice.
5. No sale of tobacco products of any kind or vape products of any kind.
6. No sale of packaged alcohol or non-alcohol beverages that are sold for off premises consumption. Beer and wine are permitted for on-premise consumption. Liquor and distilleries are permitted for sale for on – or off premise consumption.
7. No sale of prepared or packaged sandwiches, candies, potato chips, sodas, and water that are typically sold inside the convenient store coolers and on shelves, except for pre-packaged food that is made on-premises. Occupant is permitted to have one cooler no larger than 36” x 72” and a small area for café to sell items restricted in this Section 7.
8. No ATM machine, Bitcoin machines, or lottery ticket sales.

Said restrictions shall expire and be of no further force or effect at the sooner of (i) the transfer of the property conveyed hereby or the transfer of ownership of the Grantor to anyone other than an entity controlled by or under common control with Grantor or (ii) or 10 years from the date of recordation of this deed.

These restrictions are and shall be enforceable by Grantor or permitted assigns. They may be terminated with a written, recorded agreement signed by Grantor or its successors in title. They may be amended by a written, recorded agreement executed by Grantor or its successors in title.



BOOK: 018916 PAGE: 01380 - 01384



**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

**Tammy L. Brunner  
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