

Space above reserved for Recorder of Deeds certification:

Excise Tax: \$15,400.00

PIN: 075256108

Title of Document: General Warranty Deed

Date of Document: *March 16th*, 2018

Grantor: **Latex Associates a/k/a
Latex Associates Limited Partnership,**
a North Carolina limited partnership

Grantee(s): **410 Gregson Developers LLC**
a Delaware limited liability company
c/o Reznick Law, PLLC
135 East 57th Street, 16th FL
New York, NY 10027 Attn: Felix Reznick

Property Address: 410 Gregson Drive, Cary, North Carolina

Prepared By: Smith Anderson Blount Dorsett Mitchell & Jernigan, LLP
(CAY)
P.O. Box 2611, Raleigh, North Carolina 27602

Please Return Recorded copy to: Pro National Title Agency
6901 Jericho Turnpike, Suite 210
Syosset, NY 11791
Attn: Brian Maruschak

Submitted electronically by Pro National Title Agency LLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

GENERAL WARRANTY DEED

This General Warranty Deed, is made and entered into as of this 16th day of March, 2018 by and between **Latex Associates a/k/a Latex Associates Limited Partnership**, a North Carolina limited partnership ("Grantor") whose mailing address is c/o York Properties, 2108 Clark Avenue, Raleigh North Carolina 27605, party of the first part, and **410 Gregson Developers LLC**, a Delaware limited liability company ("Grantee") whose mailing address is c/o Reznick Law, PLLC, 135 East 57th Street, 16th FL, New York, NY 10022, party of the second part.

WITNESSETH, that the said party of the first part for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell, Convey and Confirm unto the said party of the second part, the real estate situated in the County of Wake, State of North Carolina, described as follows (the "Real Estate"):

See Exhibit A attached hereto and incorporated herein.

To Have and to Hold the same, together with all rights hereditaments, and appurtenances to the same belonging, and the reversions or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the party of the first part, either in law or equity, in and to the foregoing, unto said party of the second part and to its successors and assigns forever. The party of the first part hereby covenants that first party, and its respective successors and assigns, shall and will warrant and defend the title to the Real Estate unto said party of the second part and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under party of the first part, but none other, excepting, however, those matters set forth on Exhibit B and excepting taxes for the calendar year 2018 (to the extent not due and payable), and thereafter.

[The remainder of this page was intentionally left blank.]

IN WITNESS WHEREOF, the said party of the first part has executed these presents the day and year first above written.

Latex Associates Limited Partnership,
a North Carolina limited partnership

By: *G. Smedes York*
Name: G. Smedes York
Title: General Partner

By: York Brothers LLC,
a North Carolina limited liability company
General Partner

By: *George York*
Name: George York
Title: Manager

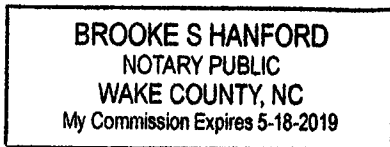
STATE OF NORTH CAROLINA)
)
COUNTY OF Wake)

ss:

I, the undersigned Notary Public of Wake County and State aforesaid, certify that **G. Smedes York** personally came before me this day and acknowledged that he is a General Partner of **Latex Associates Limited Partnership**, a North Carolina limited partnership, and that by authority duly given and as the act of such entity, 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 14 day of March, 2018.

[Seal]



Brooke S Hanford
Signature of Notary Public

Commission Expiration Date: 5-18-19

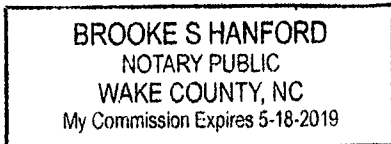
STATE OF NORTH CAROLINA)
)
COUNTY OF Wake)

ss:

I, the undersigned Notary Public of Wake County and State aforesaid, certify that **George York** personally came before me this day and acknowledged that he is Manager of York Brothers LLC, a General Partner of **Latex Associates Limited Partnership**, a North Carolina limited partnership, and that by authority duly given and as the act of such entity, 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 14 day of March, 2018.

[Seal]



Brooke S Hanford
Signature of Notary Public

Commission Expiration Date: 5-18-19

Exhibit A
Legal Description

Being all of the tract or parcel of land located in Cary, Wake County, North Carolina and more particularly described as follows:

Being all of Lot No. 30 MacGregor Park according to a map by Runa A. Cooper, Land Surveyor, dated January 18, 1984, and recorded in Book of Maps 1984, Page 97, Wake County Registry.

Exhibit B
Exceptions

1. Rights or claims of parties in possession of the land not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters, which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor or material hereto or hereafter furnished, imposed by law and now shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or the public record.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
7. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
8. Subject to subsurface conditions not disclosed of record.
9. Covenants, conditions, restrictions and easements as set forth in instrument recorded in Book 3232 page 736, Wake County Registry.
10. Covenants, conditions, restrictions and easements as set forth in instrument recorded in Book 4831, page 122 and amended in Book 4943 page 815, Wake County Registry.
11. Easements, setback lines and any other matters shown on plat recorded in Book of Maps 1987, page 1626, Wake County Registry.
12. Easement(s) to Carolina Power and light Company as recorded in Book 972, page 323, Book 995, page 198, Book 1033, page 68, Book 1228, page 304, Book 1717, page 213 and Book 2887, page 616, Wake County Registry.
13. Easement to Southern Bell Telephone and Telegraph Company as recorded in Book 497, page 388, Wake County Registry.
14. Easement to American Telephone and Telegraph Co. as recorded in Book 903, page 425, Wake County Registry.
15. Terms and conditions or lease evidenced by Memorandum of Lease in favor of Union Carbide Corporation, recorded in Book 3249, page 134, Wake County Registry; Lease Assignment and Assumption Agreement recorded in Book 13834, page 2330, Wake County Registry.
16. Riparian rights of the rights of others to the natural flow and drainage of any creeks, streams or brooks which cross the described premises.