

SPECIAL WARRANTY DEED

Excise Tax: \$2,974.00

Tax ID No. 115245 (PIN 0756023697)

Mail/Box to: Grantee

This instrument was prepared by: **W. Samuel Weathers, Attorney, without title search or advice**

Brief description for the Index: GIC Tract BM1986/2164

THIS DEED, made this the 25th day of February 2020, by and between**GRANTOR: G.I.C., a North Carolina General Partnership**
5508 Breamore Circle,
Raleigh, NC 27615
(herein referred to as **Grantor**) and**GRANTEE: Sullivan Southern Investments, LLC, a North Carolina limited liability company**
2860 Slater Road, Suite C
Morrisville, NC 27560-6413
(herein referred to collectively as **Grantee**) and**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, the following described property located in the County of Wake, State of North Carolina, more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED BY REFERENCE

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3899, Page 253.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the below exceptions and reservations.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor

will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor subject to the following exceptions.

This conveyance is made subject to the following matters (collectively, the "Permitted Exceptions"): (i) taxes and assessments for the year 2020 and subsequent years; (ii) all matters that would be revealed by a current and accurate ALTA / ACSM Land Title Survey of the Property; and (iii) all other zoning matters, covenants, restrictions, easements, rights-of-way and other matters of record, other than mortgages and other liens arising by or through Grantor.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

G.I.C., a North Carolina General Partnership

By: *Juliana M. Kwong*
Name: Juliana M. Kwong
Title: General Managing Partner

State of North Carolina
County of Wake

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that she signed the foregoing document for the purposes and in the capacity recited herein: **Juliana M. Kwong.**

Date: 2/25/2020 *[Signature]*
Notary Public

My Commission Expires: 4/3/2023

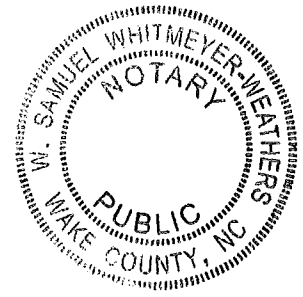


EXHIBIT "A"

Beginning at an existing iron pipe in the western right of way line of N.C.S.R. 3015, also known as Airport Boulevard, Wake County NC, said pipe being located distant 2,310 feet along the said western right of way line of N.C.S.R. 3015, from the northern right of way line of N.C. Highway 54; running thence N 80 deg 27 min 15 sec W, 239.52 feet to an existing iron pipe; running thence S 08 deg 54 min 07 sec W, 290.50 feet to an existing iron pipe; running thence N 84 deg 45 min 34 sec W, 589.53 feet to an existing iron pipe; running thence N 04 deg 22 min 10 sec E, 558.74 feet to an existing iron pipe; running thence S 81 deg 12 min 25 sec E, 951.84 feet to an existing iron pipe in the western right of way line of N.C.S.R. 3015; running thence with the western right of way line of N.C. S. R. 3015 S 27 deg 47 min 43 sec W, 246.63 feet to an existing iron pipe, said pipe being the point and place of beginning, all as shown on the survey prepared 12/03/1986, by Weeks Land Surveying, entitled "Property of G I C (sic) Partnership, Cary, N.C.", and recorded in Book of Maps 1986 Page 2164 Wake County Registry.