

WAKE COUNTY, NC 130
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/02/2016 15:55:48
STATE OF NC REAL ESTATE
EXCISE TAX: \$4,000.00
BOOK:016408 PAGE:01731 - 01737

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,000.00

Tax Lot No. _____ Parcel Identifier No. 1716504796
Verified by _____ County on the _____ day of _____ 20____
by _____

Mail after recording to: Paul J. McNamara, McGuireWoods LLP, 300 North Third Street, Suite 320, Wilmington, NC 28401

This instrument was prepared by: Paul J. McNamara, McGuireWoods LLP, 300 North Third Street, Suite 320, Wilmington, NC 28401

Brief Description for the Index

Wake Forest Road, City of Raleigh, NC

THIS DEED made this 27 day of May, 2016, by and between

GRANTOR

OZRA EFTEKHARI, unmarried

GRANTEE

LIDL US OPERATIONS, LLC, a Delaware limited liability company

1500 Sunday Drive, Suite 101
Raleigh, NC 27607

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 8763, Page 920.**

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

A map showing a portion of the above-described property is recorded in **Book of Maps 1985, Page 1161.**

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.

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

See **Exhibit B** attached hereto and incorporated herein by reference.

[SEPARATE SIGNATURE PAGE FOLLOWS]

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

[SIGNATURE PAGE FOR GENERAL WARRANTY DEED]

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

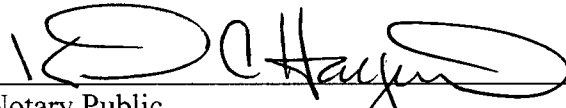
OZRA EFTEKHARI (Seal)
OZRA EFTEKHARI

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned, a Notary Public for the county and state aforesaid, do hereby certify that Ozra Eftekhari, an individual, personally appeared before me this day and acknowledged that (s)he voluntarily signed this instrument for the purposes stated therein.

WITNESS my hand and official seal, this the 27 day of May, 2016.


Notary Public
Kenneth C. Haywood

My Commission Expires: 11-27-2016

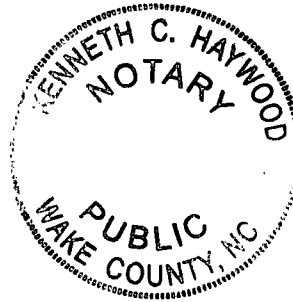
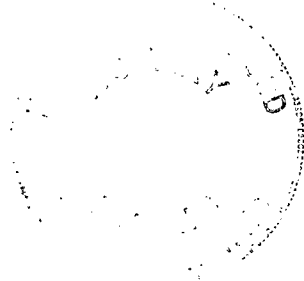


EXHIBIT A

Legal Description

Lying and being in Wake County, North Carolina, and more particularly described as follows:

BEING all of Lots 1A and 1B on map entitled "Property of Sadredin and Ozra Eftekhari" recorded in Book of Maps 1985, Page 1161, Wake County Registry, containing 6.14 acres.

BEING ALSO DESCRIBED AS:

LOT 1-A
5.676 AC. PARCEL

BEGINNING AT A POINT ON THE EASTERNLY RIGHT-OF-WAY OF WAKE FOREST ROAD, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1-B; THENCE WITH THE EASTERLY RIGHT-OF-WAY OF WAKE FOREST ROAD, N09°50'15"E, 15.39' TO AN IRON PIN FOUND; THENCE CONTINUING WITH THE EASTERLY RIGHT-OF-WAY OF WAKE FOREST ROAD, N19°41'40"E, 203.67' TO AN IRON PIN FOUND, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY OF J. EDWARD & GENEVA H. ETHERIDGE (DB 641, PG. 3235); THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF WAKE FOREST ROAD AND WITH THE SOUTHERLY BOUNDARY LINE OF THE ETHERIDGE PROPERTY AND THE SOUTHERLY BOUNDARY LINE OF THE PROPERTY OF TRI & TAMMY DOAN (DB 541, PG. 11840), S66°02'03"E, 386.10' TO AN IRON PIN FOUND; THENCE WITH THE EASTERLY BOUNDARY LINE OF DOAN PROPERTY, N26°32'14"E, 109.00' TO AN IRON PIN FOUND, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, NORTH PLAZA INDUSTRIAL PARK (BM 1983, PG. 1018); THENCE WITH THE SOUTHERLY BOUNDARY LINE OF LOTS 1 & 2, NORTH PLAZA INDUSTRIAL PARK, S 49°22'30"E, 190.34' TO AN IRON PIN SET; THENCE WITH THE WESTERLY BOUNDARY LINE OF THE PROPERTY OF WAKE FOREST ROAD PROPERTY LLC (DB 831, PG. 13695), S 45°39'44"W, 161.50' TO AN IRON PIN SET; THENCE WITH THE SOUTHERLY BOUNDARY LINE OF THE WAKE FOREST ROAD PROPERTY LLC PROPERTY, S64° 07'16"E, 150.00' TO AN IRON PIN SET; THENCE WITH THE EASTERLY BOUNDARY LINE OF THE WAKE FOREST ROAD PROPERTY LLC PROPERTY, N49°45'55"E, 120.00' TO AN IRON PIN FOUND ON THE SOUTHERLY BOUNDARY LINE OF LOT 4, NORTH PLAZA INDUSTRIAL PARK; THENCE WITH THE SOUTHERLY BOUNDARY LINE OF LOTS 4 & 5, NORTH PLAZA INDUSTRIAL PARK, S47°42'49"E, 211.29' TO AN IRON PIN FOUND; THENCE WITH THE WESTERLY BOUNDARY LINE OF LOT 6, NORTH PLAZA INDUSTRIAL PARK, S25°20'37"W, 161.77' TO AN IRON PIN FOUND; THENCE WITH THE NORTHERLY BOUNDARY OF LOTS 8 & 7, HILLARD SUBDIVISION, [N38°26'25"W], TO AN IRON PIN SET; THENCE WITH THE WESTERLY BOUNDARY LINE OF LOT 7, HILLARD SUBDIVISION, S30°37'07"W, 179.63' TO AN IRON PIN FOUND; THENCE WITH THE NORTHERLY BOUNDARY LINE OF LOTS 6 THROUGH 3, HILLARD SUBDIVISION (BM 1960, PG. 337), N61°36'54"W, 485.23' TO A POINT ON THE SOUTHEAST CORNER OF

LOT 1-B; THENCE WITH THE EASTERLY LINE OF LOT 1-B, N28°23'06" E, 70.00' TO A POINT ON THE NORTHEAST CORNER OF LOT 1-B; THENCE WITH THE NORTHERLY LINE OF LOT 1-B, N61°36'54"W, 297.20' TO THE POINT-OF-BEGINNING AND CONTAINING 247,230 SQ. FT. (5.676AC.)

AND

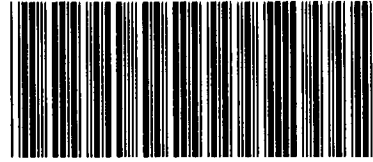
LOT 1-B
0.459 AC. PARCEL

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF WAKE FOREST ROAD, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, HILLARD SUBDIVISION (BM.1960, PG. 337); THENCE WITH THE EASTERLY RIGHT-OF-WAY OF WAKE FOREST ROAD, N09°50'15"E, [173.76]' TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 1-A; THENCE WITH THE SOUTHERLY LINE OF LOT 1-A S61°36'54"E, 297.20' TO A POINT; THENCE WITH THE WESTERLY LINE OF LOT 1-A, S28°23'06"W, 70.00' TO A POINT ON THE NORTHERLY LINE OF HILLARD SUBDIVISION; THENCE WITH THE NORTHERLY LINE OF HILLARD SUBDIVISION, N61°36'54"W, 273.71' TO THE POINT-OF-BEGINNING AND BEING LOT 1-B CONTAINING 19,982 SQ. FT. (0.459AC)

EXHIBIT B

Permitted Exceptions

1. The lien of all taxes for the year 2015 and thereafter.
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Book of Maps 1983, Page 803 and Book of Maps 1985, Page 1161.
3. Easement(s) or right(s)-of-way in favor of Carolina Power and Light Company recorded in Book 3141, Page 22.
4. Cross Access Easement recorded in Book 3526, Page 689.
5. Memorandum of Action recorded in Book 14428, Page 394.



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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.

**Laura M. Riddick
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

 7 # of Pages

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