

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,540.00

Parcel ID No.: 7750-41-8476

Return to: Weatherspoon & Voltz LLP, 3700 Glenwood Avenue, Suite 250, Raleigh, NC 27612

This instrument was prepared by: Weatherspoon & Voltz LLP

Brief description for the Index: 502 Industrial Park Avenue, Asheboro, NC

THIS DEED is made this 9th day of November, 2018, by and between:

GRANTOR	GRANTEE
CETWICK REAL ESTATE HOLDINGS, L.L.C., a North Carolina limited liability company, f/k/a 502 INDUSTRIAL PARK AVENUE, LLC 890 Pineview Road Asheboro, NC 27203	10FSS 502 INDUSTRIAL PARK AVE, LLC, a North Carolina limited liability company 5400 Glenwood Avenue, Suite G-11 Raleigh, NC 27612

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 that certain lot or parcel of land situated in Asheboro Township, Randolph County, North Carolina and being described as follows:

Set forth in **Exhibit A** attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2319, Page 1175, Randolph County Registry.

Submitted electronically by Weatherspoon & Voltz LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Randolph County Register of Deeds.

A map showing the above described property is recorded in Plat Book _____, Page _____, Randolph County Registry.

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 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, other than the following:

Those matters of title set forth in **Exhibit B** attached hereto and incorporated herein.

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

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

CETWICK REAL ESTATE HOLDINGS, L.L.C.,
a North Carolina limited liability company

By: Sally A. Thomas
Name: Sally A. Thomas
Title: Member Manager

STATE OF NORTH CAROLINA
COUNTY OF Randolph

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: ~~Notary~~ Sally A. Thomas

Date: 11/7, 2018

[Signature]
Notary Public
Melissa L. Byrd
Printed Name

My commission expires: 11-23-2019

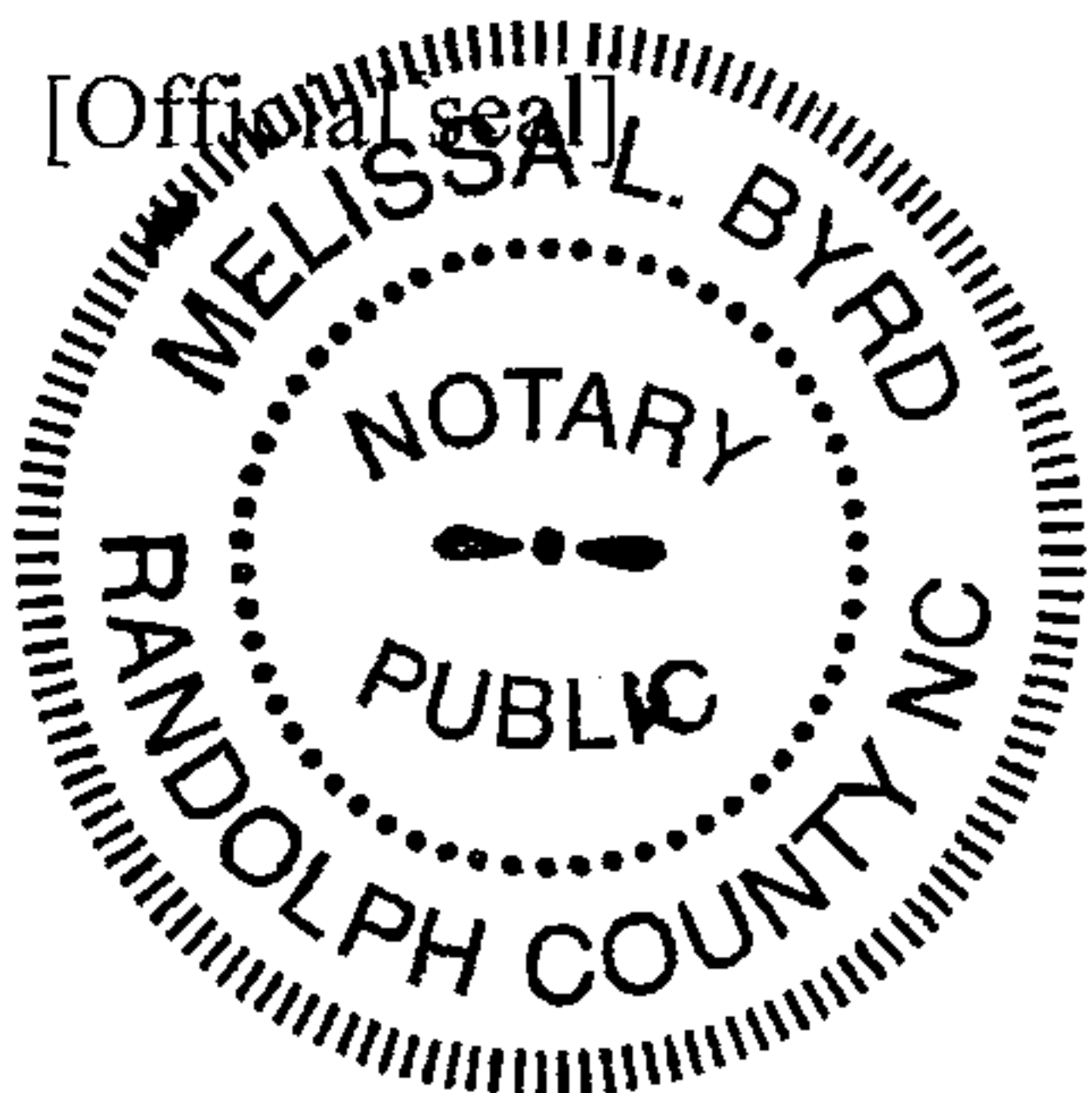


Exhibit A

Commencing at a 3/4" existing iron pipe in the northern right of way margin of Industrial Park Avenue and along said right of way N 89°50'46" E 199.59 feet to a 1/2" existing iron rod said iron rod also being the southeast corner of Old Idol Hart LLC, Deed Book 2416, Page 632, Randolph County Registry and being the POINT OF BEGINNING; running thence from said beginning point and with the eastern boundary of said tract N 00°05'08" W a distance of 371.63 feet to an 3/4" existing iron pipe, the southern boundary of the Randolph County Property, Deed Book 199, Page 66; thence with said southern boundary S 88°18'29" E a distance of 200.30' to an 5/8" new iron rod to the western right of way of Enterprise Street; thence S 00°03'13" E a distance of 366.14' to a computed point in the northern right of way of Industrial Park Avenue; thence with said right of way S 89°52'40" W a distance of 200.00' to the point and place of beginning, containing 1.695 acres, more or less, and as shown on that map entitled "ALTA/NSPS Survey for: 10FSS 502 Industrial Park Ave, LLC, City of Asheboro, Asheboro Township, Randolph County" dated July 18, 2018 and prepared by Dan W. Tanner II, PLS.

Exhibit B

1. 2019 and subsequent years ad valorem taxes.
2. Restrictions recorded in Book 724, Page 291, Randolph County Registry.
3. Matters shown on survey recorded in Plat Book 10, Page 22, Randolph County Registry.
4. Easement to Carolina Power & Light Company recorded in Book 244, Page 590, Randolph County Registry.