

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,250.00

REID No.: 0100987

Prepared by: StephensonLaw, LLP
Return to/Hold for: StephensonLaw, LLP, PO Box 1267, Cary NC 27512
Brief description for the Index: 0.567 Acres

THIS DEED made this 7th day of January, 2020, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
B. Bitting Properties, II, LLC, a North Carolina limited liability company	COC Real Estate Co., LLC, a North Carolina limited liability company
Mailing Address: P.O. Box 1416, Apex, NC 27502 Property Address: 508 Old Apex Road, Cary, NC 27511	Mailing Address: 110 Mackenan Drive, Cary, NC 27511 Property Address: 508 Old Apex Road, Cary, NC 27511

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

See Exhibit A attached hereto and hereby incorporated by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16755, Page 629

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

A map showing the above described property is recorded in Book of Maps _____, Page _____.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions hereinafter stated. Title to the property hereinabove described is subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein by reference.

****Signature Following on Page 2 ****

submitted electronically by "Vyas Realty Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.