

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Jul 26 03:14:50 PM
 BK:8475 PG:1-5

DEED
 FEE: \$26.00
 INSTRUMENT # 2018026081
 EXCISE TAX: \$11,200.00

DPRUETTE



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$11,200.00

Parcel Identifier No. 0861-03-10-5538 Verified by Durham County on the ___ day of _____, 2018
 By: _____

Mail/Box to: Davis F. Roach, Esq., Smith Anderson, 150 Fayetteville Street, Suite 2300, Raleigh, North Carolina 27602

This instrument was prepared by: Andrew C. Shovers, Esq., Smith Gambrell & Russell, LLP, Promenade, Suite 3100,
1230 Peachtree Street, NE, Atlanta, Georgia 30309

Brief description for the Index: 1.792 acres, PB 184, Page 316, Durham County Registry

THIS DEED made this 26th day of July, 2018, by and between

GRANTOR	GRANTEE
SEA GATE INN, INC., a Georgia corporation 903 Rose Cottage Road Saint Simons Island, Georgia 31522	5111 WAKE FOREST LLC, a North Carolina limited liability company 2108 Clark Avenue Raleigh, North Carolina 27605

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

Being all of that 1.790 acre tract shown on a plat entitled "Final Plat – 5111 Wake Forest Highway (NC 98) for 98-Sherron Road Partners, LLC", recorded in Plat Book 184, Page 316, Durham County Registry, together with all right, title and interest in and to those certain Grading and Storm Water Drainage Easement Agreements recorded in Book 5910, Page 295, Book 5910, Page 301, and Book 5910, Page 307, Durham County Registry (the "Property").

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7135 page 694.

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

A map showing the above described property is recorded in Plat Book 184 page 316.

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 following exceptions:

See attached Exhibit "A" for list of exceptions

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

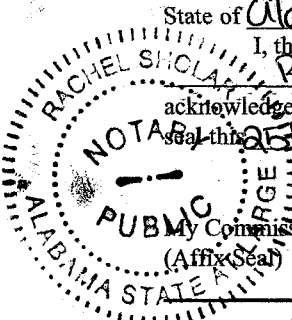
SEA GATE INN, INC., a Georgia corporation (SEAL)
(Entity Name) Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: Ryburn G. Clay, III, President Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: Thomas Markwell Clay, Secretary Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: Zaida Clay Harris, Treasurer Print/Type Name: _____

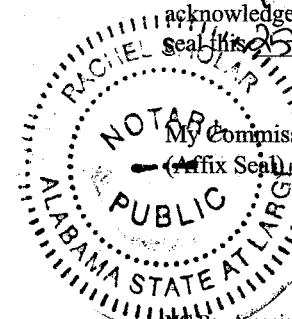
State of Alabama - County or City of Etowah
I, the undersigned Notary Public of the County or City of Etowah and State aforesaid, certify that _____
Ryburn Glover Clay III (AL 974802) personally appeared before me this day and
acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or
seal this 25th day of July, 2018.



My Commission Expires 1/30/2021
(Affix Seal)

Rachel Sholar
Rachel Sholar Notary Public
Notary's Printed or Typed Name

State of Alabama - County or City of Etowah
I, the undersigned Notary Public of the County or City of Etowah and State aforesaid, certify that _____
Ryburn Glover Clay III (AL 974802) personally appeared before me this day and
acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or
seal this 25th day of July, 2018.



My Commission Expires 1/30/2021
(Affix Seal)

Rachel Sholar
Rachel Sholar Notary Public
Notary's Printed or Typed Name

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7135 page 694.

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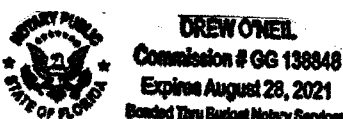
SEA GATE INN, INC., a Georgia corporation (SEAL)
(Entity Name) Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: Ryburn G. Clay, III, President Print/Type Name: _____

By: Thomas Markwell Clay (SEAL)
Print/Type Name & Title: Thomas Markwell Clay, Secretary Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: Zaida Clay Harris, Treasurer Print/Type Name: _____

State of Florida - County or City of Jacksonville
I, the undersigned Notary Public of the County or City of Jacksonville and State aforesaid, certify that Thomas M. Clay personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24th day of July, 2018.

My Commission Expires: Aug 28 / 21 (Affix Seal)  Drew O'Neil Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

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

A map showing the above described property is recorded in Plat Book 184 page 316.

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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 following exceptions:

See attached Exhibit "A" for list of exceptions

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

SEA GATE INN, INC., a Georgia corporation _____ (SEAL)
(Entity Name) Print/Type Name: _____

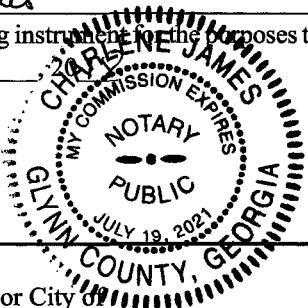
By: _____ (SEAL)
Print/Type Name & Title: Ryburn G. Clay, III, President Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: Thomas Markwell Clay, Secretary Print/Type Name: _____

By: Zaida Clay Harris _____ (SEAL)
Print/Type Name & Title: Zaida Clay Harris, Treasurer Print/Type Name: _____

State of Georgia - County or City of Glynn County
I, the undersigned Notary Public of the County or City of Glynn Co, GA and State aforesaid, certify that Zaida Clay Harris personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24 day of July

My Commission Expires: July 19, 2021
(Affix Seal)



Charlene James
Charlene James Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

Exhibit "A"

1. Taxes for the year 2018, and subsequent years, not yet due and payable.
2. Agreement(s) to Duke Energy recorded in Book 5864 at Page 262, Durham County Registry.
3. Agreement for Storm Water Drainage Easements recorded in Book 5980 at Page 989, aforesaid records.
4. Easement(s) to Duke Power Company recorded in Book 147 at Page 519 and Book 170 at Page 666, aforesaid records.
5. Offers of Cross Access and Temporary Construction Easement(s) recorded in Book 5789 at Pages 533 and 541, aforesaid records.
6. Annexation Ordinance recorded in Book 5840 at Page 615, aforesaid records.
7. Supplemental Stormwater Facility Agreement and Covenants, Sea Gate Inn, Inc., a Georgia corporation, New Permittee and the City of Durham, an North Carolina municipal corporation recorded in Book 7154 at Page 713, aforesaid records.
8. Electric Line Right of Way Easement Overhead Distribution Lines Sea Gate Inn, Inc. to Wake Electric Membership Corporation recorded in Book 7542 at Page 522, aforesaid records.
9. Memorandum of Lease with 98 CVS, Inc., tenant, recorded in Book 5046 at Page 610, aforesaid records.
10. Rights of parties in possession as tenants as shown on certified rent roll.
11. Those matters as disclosed by that certain survey entitled "ALTA/ASCM Survey 5111 Wake Forest LLC," prepared by Cawthorne, Moss & Panciera, P.C., bearing the seal and certification of _____, Professional Land Surveyor, dated June 29, 2018, as follows:
 - (a) overhead lines;
 - (b) light poles and power poles;
 - (c) stormwater BMP;
 - (d) stormwater BMP easement [PB 184 Pg 316];
 - (e) 18' public drainage easement [PB 184 Pg 316]; and
 - (f) existing 30' cross access easement [PB 180 Pg 130].