

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Oct 08 11:07 AM NC Rev Stamp: \$ 240.00
 Book: 8522 Page: 960 Fee: \$ 26.00
 Instrument Number: 2018035223
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00

Parcel Identifier No. 154036 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Jonathan T. Sizemore, a Licensed North Carolina Attorney, Adams, Howell, Sizemore & Lenfestey, P.A.

Brief description for the Index: Tract C, containing 1.83 +/- Acres

THIS DEED made this 28th day of September, 2018, by and between

GRANTOR	GRANTEE
<p>T.W. Alexander Properties Outparcel, LLC (a North Carolina limited liability company)</p> <p>614 Stonewater Blvd. Franklin, TN 37064</p>	<p>Sterling Properties of Triangle L.L.C. (a North Carolina limited liability company)</p> <p>6325 Kit Creek Road Morrisville, NC 27560</p>

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 or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

Being all of Tract C, containing 1.83 +/- Acres, as depicted on that map entitled "Plat of Recombination & Right of Way Dedication for: T.W. Alexander Properties", as depicted in Plat Book 182, Pages 358-363, Durham County Registry.

_____ **If checked, this property is the principal residence of the Grantor.**

Submitted electronically by Adams Howell Sizemore and Lenfestey - Cary in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6142 Page 396.

A map showing the above described property is recorded in Plat Book 182 Pages 358-363.

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, other than the following exceptions:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2018 Durham County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

Grantor(s):

T.W. Alexander Properties Outparcel, LLC
(a North Carolina limited liability company)

 (SEAL)
By: Tanner Hock, Member/Manager

State of NC - County or City of Orange

I, the undersigned Notary Public of the County or City of Orange and State aforesaid, certify that Tanner Hock personally appeared before me this day and acknowledged that he is the Member/Manager of T.W. Alexander Properties Outparcel, LLC (a North Carolina limited liability company), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 2nd day of OCTOBER, 2018.

My Commission Expires: 07/07/2021
(Affix Seal)


JOHN ERIC BERGLAND, Notary Public
Notary's Printed or Typed Name

