

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,300.00

Tax Lot No. 0428505 Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____ 20____
 by _____

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

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

Brief Description for the Index

Lot 2, BOM 2015/516 & 517

THIS DEED made this 28 day of JULY, 2017, by and between

GRANTOR

GEORGE H. JORDAN, III

P. O. Box 4422
 Cary, NC 27519

MELBA H. JORDAN
 (for the limited purpose specified herein)

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 Town of Cary, 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 2705, Page 217**.

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

A map showing the above-described property is recorded in **Map Book 2015, Pages 516-517**.

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, except for the exceptions hereinafter stated.

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

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

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

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE FOR SPECIAL WARRANTY DEED]

George H. Jordan III
GEORGE H. JORDAN, III

The undersigned joins in the execution of this deed for the sole purpose of waiving and releasing any marital interest she may have in the property described herein.

Melba H. Jordan
MELBA H. JORDAN

STATE OF NORTH CAROLINA

COUNTY OF WAKE
(Place of Acknowledgment)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **George H. Jordan, III and Melba H. Jordan.**

Date: July 25, 2017

DJ Short
Notary Public
Printed or Typed Name Douglas J. Short
My commission expires: 10/16/18

(Official Seal)



EXHIBIT A

Legal Description

BEING all of New Lot 2, containing approximately 3.460 acres, as shown on that plat entitled "Subdivision and Easement Map of George H. Jordan, III Property Lots 1 & 2", prepared by Withers & Ravenel and recorded in Book of Maps 2015, Pages 516 and 517, Wake County Registry, to which reference is hereby made for a more particular description.

BEING part of the property conveyed to George H. Jordan, III, by deed dated February 5, 1979 and recorded in Book 2705, Page 217 in the aforesaid Registry.

EXHIBIT B

Permitted Exceptions

1. The lien of all taxes for the year 2017, which are due and payable but not yet delinquent, and for subsequent years, not yet due and payable.
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Book of Maps 2015, Pages 516-517 in the Wake County Register of Deeds.
3. Easement(s) or right(s)-of-way in favor of Carolina Power and Light recorded in Book 2968, Page 443 and Book 2968, Page 444 in the Wake County Register of Deeds.
4. Easement(s) or right(s)-of-way in favor of Department of Transportation recorded in Book 9047, Page 2131 in the Wake County Register of Deeds.
5. Easement(s) or right(s)-of-way in favor of Carolina Power and Light Company recorded in Book 8364, Page 955 in the Wake County Register of Deeds.
6. Temporary Construction and Access Easement Agreement recorded in Book 16035, Page 1705 in the Wake County Register of Deeds. Declaration of Restrictive Covenants recorded in Book 16035, Page 1713 in the Wake County Register of Deeds.
7. Zoning ordinances and public land use restrictions affecting the Property, including without limitation any conditions, restrictions or limitations imposed in connection with Grantee's pursuant to development approvals for the property.
8. Matters of record existing as of June 5, 2015, and any other matters which would be shown by a current and accurate survey of the Property.