

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise tax \$6,640.00

Tax ID No. 0346063

Parcel Identifier No. 0649 32 9207

Mail after Recording to GRANTEE

This Instrument was Prepared by PECK LAW FIRM, P.A. (Without Title Examination or Advice)

Brief Description for the Index: Lot 3B, Holland Industrial Park, BM 2009, Pg 1181

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

GRANTOR	GRANTEE
R & M REAL ESTATE, LLC, A North Carolina Limited Liability Company Mailing Address: 1302 Marina Bay Drive Myrtle Beach, SC 29582 (Property is Not a Primary Residence)	600 IRVING PARKWAY, LLC, A North Carolina Limited Liability Company Mailing Address: 600 Irving Parkway Holly Springs, NC 27540

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 of that certain lot or parcel of land situated in Wake County, North Carolina with an address of **600 Irving Parkway, Holly Springs, NC 27540** and more particularly described as follows:

BEING all of Lot 3B containing 8.525 acres, more or less, as shown on plat entitled "Minor Subdivision Plat, Lot 3, Holland Industrial Park" by Rodney E. Morris, L-3574 and recorded in Book of Maps 2009, Page 1181, Wake County Registry.

submitted electronically by "Kennon Craver, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid real property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

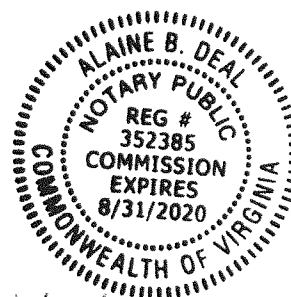
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor has received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following liens and other exceptions:

1. Restrictive Covenants as recorded in Book 7904 Page 591 and Book 8073, Page 1440, Wake County Registry, and as the same may be or have been supplemented or amended from time to time;
2. Matters as shown on Plat at Book of Maps 2009, Page 1181, Book of Maps 2008, Pages 1636-1642, Book of Maps 2018, Page 620, Wake County Registry;
3. Emergency Access Easement recorded in Book 17099, Page 2621, Wake County Registry;
4. Recorded Easements for Public and Private Utilities and Rights of Way, including, but not limited to those temporary construction, permanent slope, drainage, access, utility road, and sanitary sewer easements recorded or reserved in Book of Maps 1990, Page 160, Book of Maps 1996, Page 959, Book of Maps 1998, Page 1031, Book of Maps 1998, Page 1396, Book of Maps 2001, Page 330, Book of Maps 2004, Page 2324, Book Maps 2005, Page 86, Book of Maps 2005, Page 1101, Book of Maps 2006, Page 11, and Book of Maps 2006, Page 600, Wake County Registry;
5. Current Zoning for the Property and other existing regulatory conditions impacting the Property;
6. Rights of Way and Easements for Green Oaks Parkway and Irving Parkway;
7. AD VALOREM TAXES FOR 2018 and subsequent years.

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

GRANTOR:
R & M REAL ESTATE, LLC

By: *Rodney Earley* (SEAL)
RODNEY EARLEY, MANAGER



STATE OF VA

COUNTY OF Mecklenburg

I, Alaine B. Deal, a Notary Public of the County and State aforesaid certify that **RODNEY EARLEY** personally appeared before me and being duly sworn and acknowledged the execution of the foregoing instrument in the capacity indicated having first been fully authorized by the R&M Real Estate, LLC to do so. Witness my hand and official stamp or seal, this 26th day of APRIL, 2018.

My commission expires: 8-31-2020

Alaine B. Deal
Notary Public