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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$1,200.00

Tax Identification Number: 0070891 and 0067485 and 0177648

Mail after recording to: Grantee
This instrument was prepared by: *Adcock Law Firm, P.A., without title exam, closing or tax advice
(PO Box 1478, Fuquay Varina, NC 27526)*

Brief Description for the index 607 and 609 North Street

THIS DEED made this 29th day of October, 2015, by and between

GRANTOR	GRANTEE
AKINS PROPERTIES, LLC a North Carolina limited liability company PO Box 747 Fuquay-Varina, NC 27526	AVIATOR GOLD LEAF, LLC a North Carolina limited liability company 209 Technology Park Lane Fuquay-Varina, NC 27526

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 or near the City of Fuquay-Varina, Middle Creek Township, Wake County, North Carolina and more particularly described as follows:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed **DOES NOT** include the primary residence of a Grantor. The property hereinabove described was acquired by Grantor by instrument recorded in Book 11863, page 1836 and Book 11827, page 2254, Wake County Registry. A map showing the above described property is recorded in Book n/a, Page .

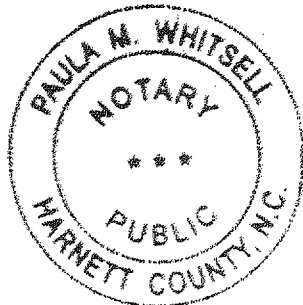
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor 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 except for the exceptions hereinafter stated.

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

1. All easements, restrictions and rights of way of record.
2. 2015 Ad valorem taxes.
3. Those restrictive covenants recorded in Book n/a, Page and as amended and modified, Wake County Registry.
4. Right of way of North Street and Sherrill Road.
5. The rights of others under all unrecorded leases.
6. All matters that would be disclosed by an accurate and current survey.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.



AKINS PROPERTIES, LLC
 By William R. Akins (SEAL)
 William R. Akins, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a notary public, do hereby certify that William R. Akins, Member/Manager of Akins Properties, LLC, a North Carolina limited liability company, personally appeared before me and acknowledged the due execution of the foregoing instrument on behalf of the company. Witness my hand and official seal or stamp, this 29th day of October, 2015.

Paula M. Whitsell

Paula M. Whitsell, Notary Public
My commission expires: 13 AUG 2018

EXHIBIT A*Page 1***TRACT ONE: Wake Co. REID# 0067485 (607 North St., Fuquay-Varina, NC)**

BEGINNING at an iron stake dividing corner between Herbert Atkins and Jarvis E. Stephenson and wife, said stake being located on the eastern margin of North Street in Varina, N.C.; running thence the dividing line between Akins and Stephenson North 44 degrees East 167 feet to an iron stake dividing corner between Akins and Stephenson; thence continuing along Mrs. Annie Mae Akins line North 44 degrees West 210 feet to an iron stake dividing corner between Stephenson and Mrs. Annie Mae Akins; thence continuing a dividing line between Stephenson and Akins South 44 degrees West 167 feet to another iron stake dividing corner between Stephenson and Akins, said stake being located in the eastern margin of North Street; thence continuing along the eastern margin of North Street South 44 degrees East 210 feet to the point of BEGINNING, and being Lots Nos. 17,18 and 20 and known as the Johnson property as surveyed and plotted by B. W. Martin, C.E. Said plot is duly recorded in Book of Maps 1918 at page 91 of the Register of Deeds Office for Wake County.

Subject to easements, rights-of-way, protective covenants and other matters of public record.

Deed Reference: Book 11827, page 2254; Book 1041, page 187, Wake County Registry.

TRACT TWO: Wake Co. REID# 0177648 (0 North St., Fuquay-Varina, NC)

BEGINNING at Jarvis Stephenson's southeastern corner located on the northern right of way of North Street, (this point be S. 88° 18' 55" W. 3.26 feet from a corner established by John Y. Phelps, RLS, dated 07-09-88) and runs thence North 46° 04' 54" East 167.0 feet to a pk nail; thence North 49° 21'27" West 6.58 feet to the edge of the roof overhang; thence along the roof overhang and a new line with Stephenson South 44°06'28" East 154.78 feet to a new corner with Stephenson on the right of way of North Street; thence South 49° 21'27" East 0.82 of a foot to the point of BEGINNING and being 614.785 square feet according to a survey by Stancil and Associates, RLS, dated October 18,1988.

This deed is executed to give title to all the land including the roof overhang to the grantee herein.

Subject to easements, rights-of-way, protective covenants and other matters of public record.

Deed Reference: Book 11827, page 2254; Estate File 05 E 515, Wake County; Book 8587, Page 2383; Book 1041, Page 187 and Book of Maps 1918, Page 91, Wake County Registry.

EXHIBIT A

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TRACT THREE: Wake Co. REID# 0070891 (609 North St., Fuquay-Varina, NC)

BEGINNING at a turning point of the northwest intersection of North Street and Sherrill Road in the Town of Fuquay-Varina; thence along the northern margin of North Street North 46 degrees 00 minutes West 280.0 feet to a turning point; thence North 44 degrees 00 minutes East 157 feet to a point; thence North 44 degrees 00 minutes West 46 feet to a point; thence North 44 degrees 00 minutes East 10.5 feet to a point; thence North 44 degrees 00 minutes West 73.60 feet to a point; thence North 42 degrees 53 minutes East 407.1 feet to an iron stake corner; thence South 64 degrees 00 minutes East 225.00 feet to an iron stake corner; thence up the center of a branch South 10 degrees 50 minutes West 296.50 feet to a turning point; thence along Sherrill Road South 46 degrees 00 minutes East 34.40 feet to a turning point; thence along the western margin of Sherrill Road South 44 degrees 00 minutes West 400.00 feet to the point of BEGINNING.

Subject to easements, rights-of-way, protective covenants and other matters of public record.

Deed Reference: Book 11863, page 1836; Book 5526, Page 102; Book 4790, page 868, Wake County Registry.