

WAKE COUNTY, NC 78
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/15/2017 09:51:00
STATE OF NC REAL ESTATE
EXCISE TAX: \$3,800.00
BOOK:016720 PAGE:02580 - 02584

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,800.00

Tax Parcel Identifier No. 0065352

Mail after recording to: Poyner Spruill LLP (PMF), 301 Fayetteville St, Suite 1900, Raleigh, NC 27601 (Box 160)
This instrument was prepared without title examination by: Joseph W. Marion

Brief description for the Index:

6400 Creedmoor Rd., Raleigh, NC

THIS DEED made this 14th day of March, 2017, by and between

GRANTOR	GRANTEE
WJM HOLDINGS III, LLC, a North Carolina limited liability company 5836 Fayetteville Road, Suite 203 Durham, NC 27707	WELLS FARGO BANK, N.A., as Trustee of the Trust under the Will of William A. Wilson 401 S. Tryon Street, 2nd Floor Charlotte, North Carolina 28202

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 City of Raleigh, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof (the "Property").

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 16221, Page 658, Wake County Registry.

A map showing the above-described Property is recorded in Book of Maps 2008, Page 959, Wake County Registry.

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

Grantor covenants with the Grantee, that it is seized of the Property 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 it will warrant and defend the title against the lawful claims of all persons whomsoever, other than the exceptions listed on Exhibit B attached hereto and hereby made a part hereof (the "Permitted Exceptions").

The Property does not include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

WJM HOLDINGS III, LLC,
a North Carolina limited liability company

By: *W. Jack McGhee* (SEAL)
Name: W. Jack McGhee
Title: Manager

STATE OF NORTH CAROLINA:
COUNTY OF Durham:

I, the undersigned Notary Public of the County and State aforesaid, certify that W. Jack McGhee, as Manager of WJM Holdings III, LLC, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 8th day of March, 2017.

Maria Ann Sconzo
Notary Public Maria Ann Sconzo
My Commission Expires: 6/2/2018

Exhibit A – Legal Description
Exhibit B – Permitted Encumbrances

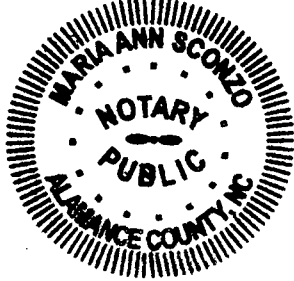


EXHIBIT A TO DEED

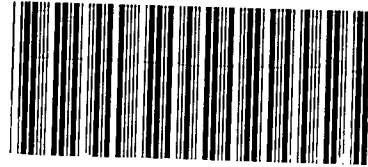
Property Description

BEING ALL OF THAT PROPERTY described as Lot 2, consisting of approximately 1.14 acres, as more particularly shown on that certain Recombination, Easement, TCA and Right-of-Way Dedication Plat for Creedmoor Lynn Commons Phase I & II dated April 18, 2008 and recorded in the Wake County Register of Deeds Office in Book of Maps 2008, Page 959 and also shown as Lot 2, 1.137 acres, 49,528 square feet on the "Easement and Dedication Plat prepared for Ticon Properties LLC, dated February 18, 2014" and recorded in Book of Maps 2014 at Page 285, Wake County Registry.

EXHIBIT B to Deed

Permitted Exceptions

1. Taxes or assessments for the year 2017, and subsequent years, not yet due or payable.
2. Matters disclosed by survey entitled "ALTA SURVEY 6400 Creedmoor Road" by Jonathan H. Fleener, P.L.S., of Summit Coastal, dated February 21, 2017.
3. Plat(s) recorded in Book of Maps 1946, page 93; Book of Maps 1975, page 194; Book of Maps 1982, page 357; Book of Maps 1983, page 644; Book of Maps 2008, page 959; and Book of Maps 2014, page 285.
4. Restrictive Covenants and Maintenance Agreement recorded in Book 13098, page 440; and as affected by Affirmation of Recombination Plat, Restrictive Covenants, Easements and Maintenance Declaration recorded in Book 13890, page 1919.
5. Storm Water Maintenance recorded in Book 13098, page 457.
6. Transit Easement recorded in Book 15594, page 2468.
7. Easement(s) to Carolina Power and Light Company recorded in Book 3553, page 517; Book 4543, page 461; Book 3413, page 966; Book 3413, page 967; Book 4560, page 597; Book 13168, page 832; and Book 4637, page 326.
8. Easement(s) to the Department of Transportation recorded in Book 3094, page 827; Book 4567, page 166; Book 5112, page 544; Book 4604, page 497; Book 4552, page 725; Book 4522, page 729; Book 4552, page 731, Book 4571, page 33; Book 4571, page 35; and Book 4552, page 727.
9. Easement to Carolina Power & Light Company, d/b/a/ Progress Energy Carolinas, Inc., recorded in Book 13168, page 832.



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Laura M. Riddick
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

5 # of Pages

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