

Excise Tax \$36,800.00

Recording Time, Book and Page

Tax Lot No.: 0209832

Prepared by: Alexander Ricks PLLC, 4601 Park Road, Suite 580, Charlotte NC 28209 (J. Goldberg)

Mail after recording to: Grantee

Brief description for the
 Index:

6501 Weston Parkway

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of this 27 day of February, 2018, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>WL-CK 6501 WESTON OWNER LLC 301 South College Street, Suite 2800 Charlotte, North Carolina 28202</p>	<p>ALBANY ROAD-6501 WESTON LLC 155 Federal Street, Suite 1202 Boston, Massachusetts 02110</p>

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 (the "Property") 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.

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 Grantor covenants with 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 on Exhibit B.

The Property does not contain the primary residence of Grantor.

Title to the Property is subject to the following matters: See Exhibit B

[SIGNATURE APPEARS ON FOLLOWING PAGE]


When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 883456

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

WL-CK 6501 WESTON OWNER LLC,
a Delaware limited liability company

By: Childress Klein Capital Partners, LLC,
a North Carolina limited liability company,
its Operating Member

By: CK Investment Management, Inc.,
a North Carolina corporation,
its Manager

By: 
Name: Fred W. Klein, Jr.
Title: Chairman

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Fred W. Klein, Jr.

Date: Feb 21, 2018.

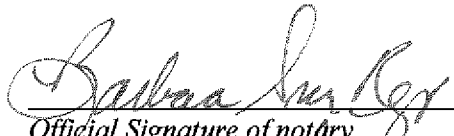

Official Signature of notary
Barbara Ann Repp
Notary's printed or typed name, Notary Public



EXHIBIT A

LEGAL DESCRIPTION

Lying and being situate in Wake County, North Carolina, and being more particularly described as follows:

Being all of that certain tract or parcel of land containing 8.522 acres (371,231 square foot) as shown on plat of survey entitled "Boundary Survey of: 6501 Weston Parkway", dated September 2, 1994, prepared by Timothy E. Bowes of DS Atlantic Corporation and recorded in Book of Maps 1994, Page 1877, Wake County Registry.

EXHIBIT B

Permitted Exceptions

- (i) all matters of record (other than mortgages or deeds of trust filed against the Property and arising by, through or under Grantor, (b) judgment and tax liens filed against the Property and arising by, through or under Grantor, and (c) mechanic's liens and materialmen's liens against the Property and arising by, through or under Grantor);
- (ii) all matters which would be revealed by a current, accurate ALTA survey or physical inspection of the Land;
- (iii) all applicable laws, rules, ordinances and regulations;
- (iv) the lien for ad valorem taxes not yet due and payable for the year 2018; and
- (v) taxes for the year 2018 due and payable, not yet delinquent, and all subsequent years;
- (vi) plat recorded in the Wake County Public Registry (the "Registry") at Book 1994, Page 1877;
- (vii) plat recorded in the Registry at Book 1989, Page 1396;
- (viii) plat recorded in the Registry at Book 1987, Page 574;
- (ix) Declaration of Master Protective Covenants, recorded in the Registry at Book 3693, Page 456; as affected by Supplemental Declaration at Book 3872, Page 132; as affected by Supplemental Declaration at Book 3895, Page 827; as affected by Supplemental Declaration at Book 4873, Page 715; as affected by Supplemental Declaration at Book 4873, Page 720; as affected by Supplemental Declaration at Book 6096, Page 19; as affected by Amendment to Declaration at Book 6180, Page 34; as affected by Supplemental Declaration at Book 6307, Page 39 and as affected by Supplement and Amendment to Declaration at Book 6768, Page 245;
- (x) deed recorded in the Registry at Book 6380, Page 742;
- (xi) easement, Carolina Power & Light Company, recorded in the Registry at Book 3539, Page 918;
- (xii) easement, Carolina Power & Light Company, recorded in the Registry at Book 1042, Page 108;
- (xiii) easement, Southern Bell Telephone and Telegraph Company, recorded in the Registry at Book 4419, Page 739; and
- (xiv) easement, Bellsouth Telecommunications, Inc., recorded in the Registry at Book 6335, Page 448.