

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,650.00

Parcel Identifier No. 0379059

Verified by _____ County on the ___ day of _____, 20__

By: _____

Mail/Box to: Longleaf Law Partners; 2235 Gateway Access Pointe, Suite 201, Raleigh, NC 27607

This instrument was prepared by: David E. Miller, III, Esq.

Brief description for the Index: Lot B-1; BM2019-176

THIS DEED made this 5th day of January, 2019, by and between

GRANTOR

**NC LAND LLLP,
 a North Carolina limited liability
 limited partnership (f/k/a NC Land Limited
 Partnership)**

270 West New England Avenue
 Winter Park, FL 32789

GRANTEE

**JASHRAJ, LLC,
 a North Carolina limited liability company**

8717 Braxwood Place
 Raleigh, NC 27617-8705

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Fuquay Varina, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9104, Page 2793 and Book 9348, page 136, Wake County Registry.

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

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.

**Submitted electronically by "Longleaf Law Partners"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wake County Register of Deeds.**

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, other than the following exceptions:

See Exhibit "B" attached hereto.

Said property shall be encumbered by the restrictions set forth on Exhibit B attached hereto and by this reference made a part hereof, such encumbrances to run with the land; provided, however, that to the extent any of the same are already of record, they shall not be deemed to re-impose the same.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

NC LAND LLLP, a North Carolina limited liability limited partnership (f/k/a NC Land Limited Partnership)

By: TNC Land, Inc., a North Carolina corporation, its general partner

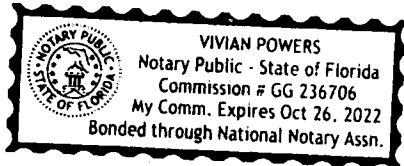
By: [Signature]
Print/Type Name & Title: Marc L. Hagle, CEO

State of Florida - County of Orange

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that Marc L. Hagle personally came before me this day and acknowledged that he is the CEO of TNC Land, Inc., a North Carolina corporation and the general partner of NC Land LLLP, a North Carolina limited liability limited partnership, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 5 day of January, 2019.

My Commission Expires: 10/26/22
(Affix Seal)

[Signature]
Vivian Powers Notary Public
Notary's Printed or Typed Name



[Handwritten mark]

EXHIBIT "A"

BEING all of Lot B-1, as shown on that map entitled "PROPERTY SURVEY FOR NC LAND LTD & FUQUAY COMMONS LLLP MIDDLE CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA", prepared by Danny O. Williams of Williams-Pearce & Assoc., P.A., and recorded in Book of Maps 2019, Page 176 in the office of the Register of Deed, Wake County, North Carolina.

TOGETHER WITH AND SUBJECT TO any and all rights of ingress, egress and regress over that access easement described in "Declaration of Easements-Fuquay Commons" recorded in Book 15364, Page 2579, office of Register of Deeds, Wake County, North Carolina.

Wake County Real Estate ID: 0379059

EXHIBIT BPermitted Exceptions

1. Matters revealed by map/plat recorded in Book of Maps 2001, Page 1464; Book of Maps 2002, Page 277; Book of Maps 2010, Pages 966-967; Book of Maps 2010, Page 138; Book of Maps 2013, Page 907; Book of Maps 2013, Page 1453; and Book of Maps 2017, pages 1312-1318, Wake County Registry.
2. Declaration of Restrictions as recorded in Book 15364, Page 2603, Wake County Registry.
3. Easements contained in Deed from NC Land LLLP to Town of Fuquay as recorded in Book 16866, Page 2681, Wake County Registry.
4. An Ordinance to Extend the Corporation Limits as recorded in Book 13845, Page 1515, Wake County Registry.
5. Easement Deed by Court Order from Alan B. Fish, et al. to Sprint Communications Company L.P., et al., as recorded Book 15156, Page 1716, Wake County Registry.
6. Declaration of Easements as recorded Book 15364, Page 2579, Wake County Registry.
7. Easement(s) in favor of Duke Energy Progress, Inc. as recorded in Book 16087, Page 776 of the Wake County Registry.
8. Memorandum of Action as recorded in Book 16879, Page 2288, Wake County Registry. Supplemental Memorandum of Action recorded in Book 16913, Page 2509, Wake County Registry. Consent Judgment recorded in Book 17053, Page 1545, Wake County Registry. (Wake County File No. 17CVS10103)
9. Easement(s) in favor of Carolina Power & Light Company as recorded in Book 9211, Page 477 of the Wake County Registry.
10. Right of Way Agreement in favor of Public Service Company of North Carolina, Incorporated, dba PSNC Energy as recorded in Book 9250, Page 90, Wake County Registry.
11. Rights-of-way of Norfolk & Southern Railroad for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.
12. Easement(s) in favor of Carolina Power and Light Company as recorded in Book 1082, Page 391 of the Wake County Registry.
13. Rights of parties in possession as tenant(s) only under unrecorded leases.
14. Easement(s) in favor of Carolina Power and Light Company as recorded in Book 1739, Page 435 of the Wake County Registry.
15. Matters revealed by map/plat recorded in Book of Maps 2019, Page 176, Wake County Registry.
16. Matters as shown on survey by Justin L. Luther, PLS, L-5107, with a plot date of February 7, 2019, entitled ALTA/NSPS Land Title Survey Property of NC Land, LLLP and any easements or rights-of-way associated therewith, including:
 - a. Lamp Post(s)
 - b. Drainage Inlet(s) (w/ grate)
 - c. Sanitary Sewer Cleanout(s)
 - d. Sanitary Sewer Manhole(s)
 - e. Fire Hydrant(s)
 - f. Cable Pedestal(s)
 - g. Electric Pedestal(s)

- h. Sign encroaches into Right of Way of N. Judd Parkway NE
- i. Asphalt Parking encroaches into Right of Way of N. Judd Parkway NE
- j. Curbing and Sidewalk encroach into the Temporary Construction easement (Book 16866, Page 2681 and Book of Maps 2017, Page 1315) Area along N. Judd Parkway NE
- k. Curbing, Sidewalk and Fire Hydrant encroach into thirty (30) foot Private Cross Access Easement as recorded in Book 15364, Page 2579
- l. Curbing, Sidewalk and Dumpster encroaches into 10' Duke Energy Progress Easement in Deed Book 16087, Page 776 and 20' Public Utility & Sanitary Sewer Easement (Deed Book 17337, Page 719 and BM 2019, PG 176)