

Excise Tax: \$5,584.00 Recording Time, Book and Page
 Tax Lot No. _____ Parcel Identifier Nos. 0099982, 0368308 and 078272

Mail after recording to: Grantee

This instrument was prepared by: David T. Pryzwansky, The Pryzwansky Law Firm, P.A.

Brief description for the Index: Book of Maps 2016, page 1411

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 29th day of June, 2017, by and between

GRANTOR	GRANTEE
<p>Peggy Harward Lewter (a/k/a Peggie Harward Lewter) and husband, Grover Lewter</p> <p>3525 Davis Drive Cary, NC 27519</p>	<p>GB Amberly Place, LLC, a Florida limited liability company</p> <p>c/o The Sembler Company 5858 Central Avenue St. Petersburg, FL 33707</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 situated in White Oak Township, Wake County, North Carolina and more particularly described as follows:

BEING all of that certain 4.776 acre parcel, that certain 14.403 acre parcel and that certain 2.281 acre parcel as shown on that plat entitled "Boundary Survey for Peggy Harward Lewter and Grover Lewter" recorded in Book of Maps 2016, page 1411, Wake County Registry.

The Property conveyed herein does not include the primary residence of Grantor.

The Property was acquired by Grantor by deeds recorded in Book 12954, page 1076 and Book 14959, page 1395, both Wake County Registry.

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 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.

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

This property is conveyed subject to those restrictions and easements of record affecting said property set forth on Exhibit A attached hereto and to 2017 ad valorem taxes and taxes for subsequent years.

[signature on following page]

IN WITNESS WHEREOF, the Grantor has hereto set their hands and seals the day and year first above written.

Peggy Harward Lewter (Seal)
Peggy Harward Lewter a/k/a Peggie Harward Lewter

Grover Lewter (Seal)
Grover Lewter

STATE OF NORTH CAROLINA :
COUNTY OF wake :

I, a Notary Public, certify that Peggy Harward Lewter a/k/a Peggie Harward Lewter and Grover Lewter personally came before me this day and being duly authorized acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of June, 2017.

Carolyn V. Blanchard
Notary Public
Carolyn V. Blanchard

My Commission expires: Dec. 10, 2021
AFFIX SEAL

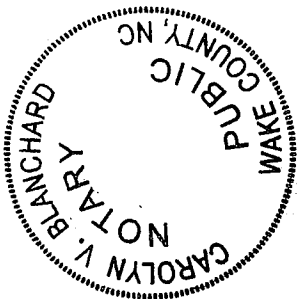


Exhibit A

1. The following matters disclosed by plat recorded in Book of Maps 2016, page 1411 (the "Plat"), and shown on the Survey: (a) Zone 1 Riparian Buffer; (b) Zone 2 Riparian Buffer; (c) Fifty foot (50') TOC Urban Transition Buffer; and (d) Non Buffered Stream.

2. Permanent Slope Easements contained or conveyed in those Deeds of Easements for Permanent Slope and Temporary Construction Purposes to the Town of Cary and Department of Transportation recorded in Book 13968, page 1909 and Book 13968, page 1931.

3. Drainage Easements to the Town of Cary recorded in Book 13968, page 1906 and Book 13968, page 1925.

4. Utility Easements to the Town of Cary recorded in Book 13968, page 1935 and Book 13968, page 1901.

5. Utility and Pipeline Easement to the Town of Cary recorded in Book 15071, page 777.

6. Easements to Carolina Power and Light Company recorded in Book 1418, page 508; Book 1958, page 429; and Book 2525, page 140.

All of the above are recorded in the Wake County Registry.

7. The following matters disclosed by that survey entitled "ALTA/NSPS Land Title Survey for the Lewter Tract" by James S. Armstrong, P.L.S., of Withers & Ravenel, dated April 11, 2017: (a) Service utilities as evidence by utility poles, light poles, sanitary sewer manhole(s) located on the 14.403 acre parcel; (b) One hundred foot (100') Town of Cary U.T.B., (BM2016-1411, Wake County Registry); (c) Well located on the 2.281 acre parcel; and (d) Wetlands located on the 14.403 acre parcel.