

WAKE COUNTY, NC 111
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 03/03/2017 13:16:16
 STATE OF NC REAL ESTATE
 EXCISE TAX: \$1,550.00
 BOOK:016711 PAGE:01826 - 01829

Prepared by and after recording hold for:
 THOMAS A. EARLS, ATTORNEY AT LAW (1)

Revenue Stamps: \$1,550.00
 Tax I.D. No(s): out of 11700

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

WARRANTY DEED

THIS DEED, made this 3 day of March, 2017, from **MH & WH, LLC**, a North Carolina limited liability company ("Grantor"), having an address of 1086 Tender Drive, Apex, NC 27502, to **COC PROPERTIES, INC.**, a North Carolina corporation, having an address of 110 MacKenan Drive, Cary, NC 27511 and **BREEZE THRU MARKETS, LLC**, a North Carolina limited liability company ("Grantee"), having a mailing address of 110 MacKenan Drive, Cary, NC 27511.

WITNESSETH, that the Grantor has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain tract or parcel of land, with improvements thereon and appurtenances thereto belonging, lying, being and situate in Wake County, North Carolina and more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference as if fully set forth herein.

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

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.

The above described property is not the primary residence of the Grantee.