

WAKE COUNTY, NC 117  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
10/12/2016 12:42:24  
STATE OF NC REAL ESTATE  
EXCISE TAX: \$2,620.00  
BOOK:016565 PAGE:00041 - 00046

REID: 0007597      PIN NO.: 0677203375      Excise Stamps: \$2,620.00

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Prepared By:  
Law Offices of Steven L. Evans, PC  
P.O. Box 146,  
Fuquay-Varina, NC 27526

When recorded, mail to:  
Robert G. Davidson, Esq.  
Harrison & Held, LLP  
333 W. Wacker Drive, Suite 1700  
Chicago, IL 60606

October 11, 2016  
~~September 17, 2016~~

**SPECIAL WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of ten dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SUN-IN HOLDINGS, LLC**, a Washington limited liability company, whose address is 2330 Port of Tacoma Road, Tacoma, Washington 98421-3606, (herein referred to as "Grantor") this day bargains and sells and, by these presents, does hereby grant, bargain, sell, transfer and convey unto **AMERICAN BUILDERS & CONTRACTORS SUPPLY CO., INC.**, a Delaware corporation, whose address is One ABC Parkway, Beloit, WI 53511 (herein referred to as "Grantee"), certain real property located in the City of Fuquay-Varina, North Carolina, more particularly described on **Exhibit A** attached hereto and made a part hereof (such land together with such buildings and improvements thereon, and all rights, privileges and easements appertaining thereto, together being hereafter referred to as the "**Property**"). This conveyance is made subject only to taxes or assessments for the current year which are not yet

due and payable and the **Permitted Exceptions** set forth in Exhibit B attached and incorporated herein.

**All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.**

**TO HAVE AND TO HOLD** the Property unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of the Property, that it has full power and lawful authority to sell and convey the same; and the Grantor will forever warrant and defend the title to the Property herein conveyed against all persons claiming the same.

[END OF THIS PAGE NO. 2  
SIGNATURES ON FOLLOWING PAGE NO. 3]



**EXHIBIT A**

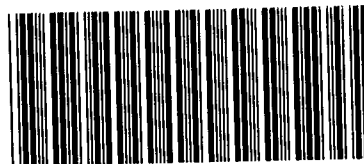
**LEGAL DESCRIPTION  
OF THE PROPERTY**

BEGINNING at an iron pipe on the eastern right of way of NC Highway #55, a corner with Carolina Warehouse (owned by Everett Clayton) and runs thence along Clayton's line South 86 degrees 01 minutes 888.12 feet to an iron pipe, a corner with Clayton in the James L. Judd Estate line; thence along the Judd line South 04 degrees 30 minutes West 386.2 feet to an iron pipe, a corner with Elmer Bryant in the Judd line; thence along a line with Bryant North 86 degrees 01 minutes West 803.97 feet to an iron pipe on the eastern right of way of NC Highway #55; thence along said highway North 07 degrees 48 minutes West 394.49 feet to the point of BEGINNING and containing 7.5 acres more or less, according to a survey made by C. W. Russum, RLS, dated May 1974.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Such matters, things and conditions as are shown on that plat by Benton W. Dewar and Associates, Professional Land Surveyor, entitled "ALTA/ACSM Survey For: Sun In Holdings, LLC, dated April 6, 2016, as amended \_\_\_\_\_.
2. Easements to Carolina Power & Light recorded in Book 1503, Page 213, and Book 1066, Page 202, Wake County Registry.
3. Right of Way Agreement to State Highway and Public Works Commission recorded in Book 1160, Page 375, Wake County Registry.
4. Rights of tenants in possession, if any, as tenants under unrecorded leases for a duration of less than three years with no options to renew or extend and with no options to purchase.
5. Easement, covenants and restrictions of record.



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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**

4 # of Pages

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