

Excise Tax: \$ 890
 Tax Lot No. _____ Parcel Identifier No. 0667013408, 0667012555 and 0667012600
 Verified by _____ County on the _____ day of December, 2016 by _____

Mail after recording to: ~~GRANTEE~~ Prepared by and return to/Box
 This instrument was prepared by: Cumalander Adcock, LLP Jennifer Kirby Fincher, PLLC
 W. Mark Cumalander, P.A. 2543 Ravenhill Drive, Ste. C

Brief Description for the index

808, 810 and 812 Durham Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of _____, _____, by and between

GRANTOR

Charles L. Parker and wife, Anna T. Parker
 Gerald B. Parker, unmarried
 James J. Parker, unmarried
 Post Office Box 123
 Fuquay-Varina, North Carolina 27526

If checked, this property is a personal residence.

GRANTEE

Met Futures, LLC, a North Carolina limited
 liability company
 4709 Ridewater Court
 Holly Springs, North Carolina 27540

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Fuquay-Varina, Middle Creek Township, Wake County, North Carolina and more particularly described as follows:

See attached Exhibit A

Property Address: 808, 810 and 812 Durham Street, Fuquay-Varina, NC 27526

submitted electronically by "Jennifer Kirby Fincher, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9834, Page 784, and Book 12108, Page 2099 and Estate File 93-E-549, Wake County Registry.

A map showing the above-described property is recorded in Book of Maps __ __, Page ____.

Anna T. Parker has joined in this conveyance to release her marital interest, if any.

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 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 except for the exceptions hereinafter stated.

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

1. All general utility, service easements and rights of way of record.
2. 2016 Ad Valorem real property taxes, due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

{REMAINDER OF PAGE LEFT INTENTIONALLY BLANK}

Charles L. Parker (SEAL)
CHARLES L. PARKER

Anna T. Parker (SEAL)
ANNA T. PARKER

James J. Parker (SEAL)
JAMES J. PARKER

Gerald B. Parker (SEAL)
GERALD B. PARKER

North Carolina

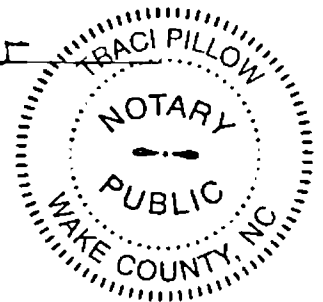
Wake County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: CHARLES L. PARKER

Date: 12/16/16

My Commission Expires: 5/6/20

Traci Pillow
Notary Public



North Carolina

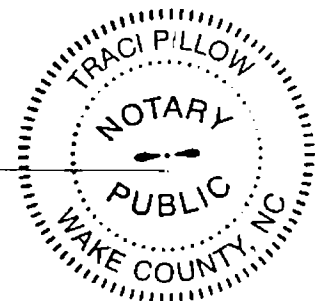
Wake County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: ANNA T. PARKER

Date: 12/16/16

My Commission Expires: 5/6/20

Traci Pillow
Notary Public



North Carolina

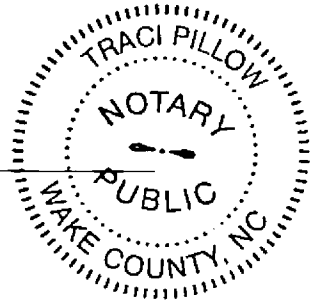
Wake County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: JAMES J. PARKER

Date: 12/16/16

My Commission Expires: 5/6/20

Traci Pillow
Notary Public



North Carolina

Wake County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: GERALD B. PARKER

Date: 12/16/16

My Commission Expires: 5/6/20

Traci Pillow
Notary Public

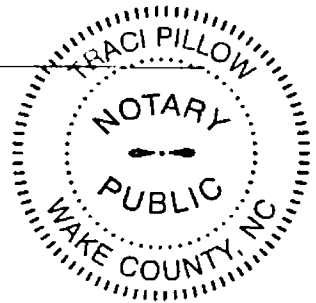
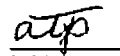


EXHIBIT A

Legal Description: 808, 810 and 812 Durham Street, Fuquay-Varina, NC 27526


Initials


Initials


Initials


Initials

ATTACHMENT

Pin # 0667012555

Tract 1: For a point of reference, commence at a point in the center line of pavement of Durham Street (a 40-foot wide right of way), said point located North 40 degrees 22 minutes 24 seconds West 583.03 feet from the center line of the intersection of Charlotte Street; thence runs North 50 degrees 28 minutes 26 seconds East 17.47 feet to the northeasterly right of way line of Durham Street and the point of Beginning; Thence continue North 50 degrees 28 minutes 26 seconds East 125.00 feet to an iron pin; thence runs South 39 degrees 42 minutes 50 seconds East 75.00 feet to an iron spike; thence runs South 50 degrees 25 minutes 24 seconds West 125.00 feet to an iron pin in the northeasterly right of way line of Durham Street; thence runs North 39 degrees 42 minutes 50 seconds West 75.11 feet along the said northeasterly line of Durham Street to an iron pin and the point of Beginning, containing 0.215 acres, more or less, the foregoing being all of the same premises acquired by Grantor herein by deed dated December 3, 1982, recorded March 9, 1983, in Book 745, Page 163 to 165, Wake County Registry.

Pin# 0067013408

Tract 2: Beginning at an existing iron pipe set in the northern margin of Durham Street (a 40 foot public right-of-way); runs thence along the Parker line North 50 degrees 21 minutes 50 seconds East 125.07 feet to an existing iron pipe set at the corner of the abandoned railroad right-of-way; runs thence North 49 degrees 24 minutes 13 seconds East 74.20 feet to an existing iron pipe set in the southern margin of N.C. Highway 55 also known as Broad Street; runs thence along said highway South 40 degrees 35 minutes 47 seconds East 45.92 feet to an existing iron pipe set in the margin of said highway and being a common corner with Stephen Properties (a parcel acquired by Stephens in civil action 88 CVS 5576); runs thence South 00 degrees 56 minutes 40 seconds West 66.56 feet to an existing iron pipe; continuing along the Stephens line runs thence South 45 degrees 56 minutes 10 seconds West 31.56 feet to an existing iron pipe (set in the Stephens line and the abandoned railroad right-of-way; runs thence along said Stephens line South 49 degrees 15 minutes 59 seconds West 125.07 feet to an existing iron pipe set in the northern margin of Durham Street; runs thence along Durham Street North 39 degrees 45 minutes 20 seconds West 100.06 feet to the point and place of beginning and containing 0.423 acres, more or less, according to a survey prepared by Mauldin-Watkins Surveying, P. A. dated August 2, 2006. Said property bearing Wake county Pin Number 0667013408 and being located in the Historic Varina Section of the Town of Fuquay-Varina.

Pin# 0667012600

Tract 3: Two lots, #87 and #88, which lie and are in the Town of Varina, Wake County, N. C., fronting 50 feet each on Durham Street, described and contained in a certain map of the subdivision of the J. S. Sexton Addition to Varina, N.C., made by Riddick and Mann, C. E., which map is registered in the office of the Register of Deeds of Wake County, N. C. in Book of Maps 1911, page 123, reference to which is hereby made.