

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$6,247.00

Parcel Identifier No. 0330317 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Alexander Ricks PLLC (RJA)

Brief description for the Index: Outparcel 1, Map Book 2017 at Page 817, Wake County, North Carolina

THIS DEED made this 23<sup>rd</sup> day of March, 2018, by and between

GRANTOR	GRANTEE
<b>NTB – FUQUAY, LLC</b> 610 E. Morehead St., Suite 100 Charlotte, North Carolina 28202	<b>EPC HOLDINGS 924 LLC</b> 737 Aloha St. Edmonds, WA 98020

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 or parcel of land situated in Wake County, North Carolina and more particularly described as follows: **See Exhibit A attached hereto.**

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Administrator upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instruments recorded in **Book 16830 Page 2479.**

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.

00270-007/00106465-1  
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Printed by Agreement with the NC Bar Association

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 free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, subject to the following exceptions:

Any and all valid covenants, conditions, easements, rights of way, restrictions and matters of record, ad valorem taxes for the current year (which shall be prorated at closing) and subsequent years, and any other items that would be revealed by an actual survey and/or physical inspection of the property.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

NTB - FUQUAY, LLC

By: Aston Properties, Inc., its Manager

By: [Signature]

Name: Steven J. Townley

Its: Senior Vice President

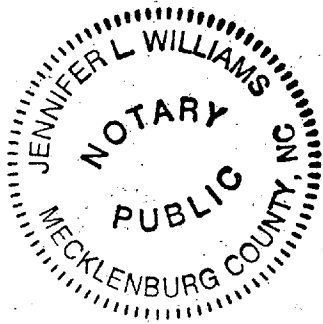
State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County of Mecklenburg and State aforesaid, certify that Steven J. Townley personally came before me this day and acknowledged that he is the Senior Vice President of Aston Properties, Inc., a North Carolina corporation, Manager of NTB - Fuquay, LLC, a North Carolina limited liability company 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 22<sup>nd</sup> day of March, 2018.

My Commission Expires: Feb 26, 2022  
(Affix Seal)

Jennifer L. Williams  
Notary Public  
Notary's Printed or Typed Name Jennifer L. Williams



**EXHIBIT A**

**Legal Description**

Lying and being situate in Wake County, North Carolina, and being more particularly described as follows:

Being all of Outparcel 1, as shown on a plat entitled "Map of Correction for NC Land Limited Partnership" recorded in Book of Maps 2017 at Page 817, in the Office of the Register of Deeds for Wake County, North Carolina.