

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,450.00

Parcel Identifier No. 0245555 Verified by Wake County on the _____ day of _____, 2017

By: _____

Mail/Box to: _____ Grantee _____

This instrument was prepared by: Womble Carlyle Sandridge & Rice LLP

Return to ward and Smith, P.A. PO Box 807, New Bern, NC 28521
Brief description for the Index: Lot 3, Park Place, BOM 1998, Page 1578

THIS DEED made this 4 day of January, 2017 by and between

GRANTOR

BEST LOCATIONS, LLC,
a North Carolina limited liability company

164 Wind Chime Court
Raleigh, NC 27615

GRANTEE

CAPITAL BANK CORPORATION,
a North Carolina state chartered bank

333 Fayetteville Street, Suite 300
Raleigh, NC 27601

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 Morrisville, Cedar Fork Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 3 as shown on plat entitled "Park Place" by Withers & Ravenel Engineering & Surveying, Inc., recorded in Map Book 1998, Page 1578, Wake County Registry.

Submitted electronically by "Ward and Smith, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8520, Page 650.

A map showing the above described property is recorded in Book of Maps 1998, Page 1578.

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, other than the following exceptions:

- 1. Ad valorem taxes for the year 2017 and all subsequent years, not yet due and payable.
- 2. All easements, rights-of-way, restrictions and encumbrances of record.

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

BEST LOCATIONS, LLC,
a North Carolina limited liability company

By: Michael D. Olander
Michael D. Olander
Manager

STATE OF NORTH CAROLINA

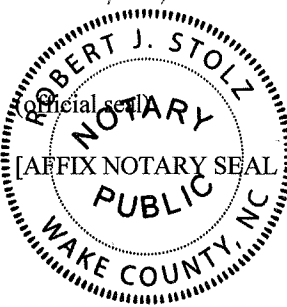
COUNTY OF WAKE

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Michael D. Olander, in his capacity as Manager of Best Locations, LLC, a North Carolina limited liability company, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Date: 1/4/17

Robert J. Stolz, Notary Public
Robert J. Stolz
(print name)

My commission expires: 3/12/17



[AFFIX NOTARY SEAL NOTE THAT SEAL MUST BE FULLY LEGIBLE]

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for Wake County

By: _____ Deputy/Assistant - Register of Deeds