

Prepared by and Return
after recording to: Wyatt Early Harris Wheeler LLP
Attn: Matthew C. Jobe, Esq.
1912 Eastchester Drive, Suite 400
High Point, NC 27265

Tax Parcel No.: 0763462582

STATE OF NORTH CAROLINA

Excise Stamps: \$17,000.00

COUNTY OF WAKE

SPECIAL WARRANTY DEED

THIS DEED is made as of the 30th day of August 2018, by and between **MARSH POTTERY, LLC**, a South Carolina limited liability company, Grantor, and **GLENAIRE, INC.**, a North Carolina non-profit organization, Grantee, having a mailing address of 2109 Sandy Ridge Road, Colfax, North Carolina 27235; 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 and convey unto the Grantee in fee simple all that certain lot of parcel of land situated in the Town of Cary, Wake County, North Carolina and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference (the "Land");

Together with all of Grantor's right, title and interest in and to the rights and appurtenances pertaining solely to such Land, including any right, title and interest of Grantor, if any, in and to any land lying in the bed of and to the center line of any highway, street or access way, or in and to any alleys, strips and gores of land adjoining and pertaining to the Land and all of Grantor's right, title and interest in any to any easements or rights-of-way (all of such Land, rights and appurtenances being collectively referred to as the "Property").

The property hereinabove described was acquired by Grantor by instrument recorded in Book 015430 at Page 01577 of the Wake County Public Registry.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except in relation to:

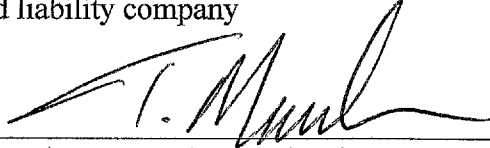
1. Taxes for the year 2018 and subsequent years, not yet due and payable.
2. Zoning ordinances affecting the Property hereby conveyed.
3. Matters of record affecting the Property hereby conveyed.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed the day and year first above written.


MARSH POTTERY, LLC, A South Carolina limited liability company

By: 
Timothy G. Marsh, Member / Manager

STATE OF SOUTH CAROLINA
COUNTY OF YORK

I, a Notary Public of the County and State aforesaid, certify that Timothy G. Marsh personally came before me this day and acknowledged that he is the Manager / Member of Marsh Pottery, LLC a South Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of said limited liability company.

WITNESS my hand and official stamp or seal, this 29 day of AUGUST, 2018


Notary Public

[AFFIX NOTARIAL SEAL]

THOMAS CUFFMAN
Notary Public, State of South Carolina
My Commission Expires 4/30/2028

EXHIBIT A**Legal Description****Parcel A:**

Beginning at an existing nail in the sidewalk in the Western margin of Kildaire Farm Road said point being 263.74' from the Southern margin of Cornwall Road; thence along the Western margin of Kildaire Farm Road S 01°-08'-05" W 121.71' to a nail in the sidewalk, the Northeast corner of the Central Carolina Bank property; thence N 89°-06'-30" W 150.04' to an existing iron pipe; thence S 01°-03'-20" W 124.38' to a point; thence S 00°-59'-39" W 168.63' to an existing PK nail; thence S 88°-59'-25" E 149.92' to a nail in the sidewalk in the Western margin of Kildaire Farm Road; thence along the Western margin of Kildaire Farm Road S 01°-01'-25" W 125.03' to a nail in the sidewalk; thence along the Northern line of Mayfair Shopping Plaza N 89°-15'-10" W 250.96' to an existing PK nail; thence continuing with the Mayfair Shopping Plaza property N 01°-34'-45" E 44.98' to an existing PK nail; thence N 88°-24'-56" W 386.99' to an existing PK nail; thence along the Western line of Mayfair Shopping Plaza S 00°-18'-10" E 158.15' to a point on a dumpster pad; thence S 89°-40'-51" W 50.00' to a concrete monument; thence N 00°-19'-10" W 159.48' to an existing iron pipe; thence N 00°-19'-10" W 213.51' to a concrete monument; thence S 89°-38'-35" W 103.26' to a concrete monument; thence N 52°-33'-27" W 59.34' to an existing iron pipe; thence N 00°-19'-48" W 241.78' to an existing iron pipe; thence S 86°-35'-02" E 150.08' to a point; thence S 86°-09'-07" E 12.11' to an existing iron pipe; thence S 86°-37'-44" E 142.12' to a point; thence S 79°-46'-02" E 71.73' to a point; thence S 77°-35'-55" E 111.19' to an existing iron pipe; thence S 77°-36'-34" E 54.06' to an existing iron pipe; thence N 25°-47'-49" E 57.45' to a concrete monument; thence N 89°-14'-04" E **288.81'** to the point an place of Beginning and containing 7.926 acres and being Tract 1, LESS AND EXCEPT the portion of the above described property conveyed to Pensco Trust Company Custodian FBO Douglas W Ledson IRA recorded in Deed Book 16484, Page 1318 of the Wake County Registry.

Together with the right of easement including, but not limited to, access for ingress and egress for pedestrians and automobiles and other motor vehicles and for the parking of automobiles and other motor vehicles, over the following described parcel:

Parcel B:

Beginning at a point in the northern line of Maynard Road, said beginning point being North 76 degrees 53 minutes 20 seconds West 79.66 feet and a chord course and distance of North 78 degrees 19 minutes 30 seconds West 53.03 feet measured along the north line of Maynard Road from the point where the north line of Maynard Road extended in an easterly direction would intersect with the west line of Kildaire Farm Road extended in a southerly direction, said beginning point also being the southwest corner of The Fidelity Bank; thence with the north line of Maynard Road as it curves to the left, a chord course and distance of North 84 degrees 47 minutes 33 seconds West 185.43 feet to a point; thence continuing with the north line of Maynard Road North 89 degrees 49 minutes 30 seconds West 308.18 feet to a point; thence North 00 degrees 26 minutes West 545.39

feet to a point; thence South 88 degrees 24 minutes 40 seconds East 386.68 feet to a point; thence South 1 degree 35 minutes 20 seconds West 45.0 feet to a point; thence South 89 degrees 15 minutes 10 seconds East 250.94 feet to a point in the west line of Kildaire Farm Road; thence with the west line of Kildaire Farm Road South 1 degree 00 minutes 30 seconds West 177.84 feet to a point, northeast corner of Branch Banking and Trust Company; thence with the north line of said bank North 88 degrees 59 minutes 30 second West 136.00 feet to a point; thence with the west line of said bank South 1 degree 00 minutes 30 seconds West 145.00 feet to a point; thence South 88 degrees 59 minutes 30 seconds East 136.00 feet to a point in the west line of Kildaire Farm Road; thence with the west line of Kildaire Farm Road South 01 degree 00 minutes 30 seconds West 145.00 feet to a point, thence South 88 degrees 59 minutes 30 seconds East 136.00 feet to a point in the west line of Kildaire Farm Road; thence with the west line of Kildaire Farm Road South 01 degree 00 minutes 30 seconds West 59.81 feet to a point; northeast corner of The Fidelity Bank; thence with the north line of said bank North 88 degrees 59 minutes 30 seconds West 130.00 feet to a point; thence with the west line of said bank South 1 degree 00 minutes 30 seconds West 120.00 feet to the point and place of beginning, being Mayfair Shopping Plaza, Jefferson L. Sugg, Owner.

Parcel C:

Together with non-exclusive appurtenant easement rights as described in the Reciprocal Easement Agreement recorded in Book 5036, Page 830 of the Wake County Registry, over the following tracts:

Tract IA

Beginning at an existing iron pipe, the Southeast corner of Cornwall Village Subdivision as shown in Book of Maps 1997, Page 1197, Wake County Registry; thence S 00°-57'-54" E 198.10' to a point; thence N 79°-46'-02" W 71.73' to a point; thence N 86°-37'-44" W 142.12' to a point; thence N 01°-09'-36" W 182.98' to an existing iron pipe; thence S 88°-23'-36" E 212.91' to the point and place of Beginning and containing 0.9149 acres and being Tract IA as shown in Book of Maps 1991, Page 1093, Wake County Registry.

Tract 2A

Beginning at an existing iron pipe, said iron pipe being S 00°-57'-54" E 166.19' from the Southeast corner of Cornwall Village Subdivision as shown in Book of Maps 1997, Page 1197, Wake County Registry; thence S 87°-06'-31" E 87.79' to an existing iron pipe; thence S 22°-40'-38" E 55.66' to an existing iron pipe; thence N 77°-35'-55" 111.19' to a point; thence N 00°-57'-54" W 31.91' to the point and place of Beginning and containing 0.09 acres and being Tract 2A as shown in Book of Maps 1991, Page 1093, Wake County Registry.

And a portion of Tract 2 in Map Book 1991, Page 1093 as shown on the survey by Larry I. Chasak, Registered Land Surveyor, dated February 20, 1998, revised August 18, 1998.