

Excise Tax \$3780.00

Tax Lot No \_\_\_\_\_ Parcel Identifier No. 0655988501

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_

Mail after recording to: Grantee

This instrument was prepared by: James S. Adcock III (without title search, closing or tax advice)<sup>at</sup>  
Cumalander Adcock, LLP  
P.O. Box 1055, Fuquay-Varina, NC 27526

Brief Description for the index

41.529 acres, B.M. 2018, P. 633

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 31<sup>st</sup> day of October, 2018, by and between

GRANTOR	GRANTEE
Wilbon Properties, LLC, a North Carolina Limited Liability Company  972 Trinity Road Raleigh, NC 27607  <input type="checkbox"/> If checked, this property is a personal residence.	Southern Development Partners, LLC, a Georgia Limited Liability Company  1059 Triad Court, Suite 12 Marietta, GA 30062

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 of that certain lot or parcel of land situated in Middle Creek Township, Wake County, North Carolina and more particularly described as follows:

**BEING all of that 41.529 acres designated as Parent Tract as shown on that survey titled "Recombination and Sanitary Sewer Easement Map for: John Palmer Elliott, Heirs Rossor F. & Jane T. McLeod" as recorded in Book of Maps 2018, Page 633, Wake County Registry.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17148, Page 455, Wake County 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 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 for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions set forth in Exhibit A attached hereto and incorporated herein by reference.

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

Wilbon Properties, LLC

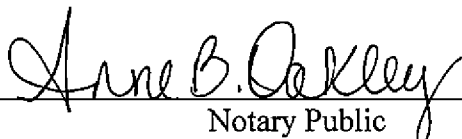
  
\_\_\_\_\_(SEAL)  
Thomas Spaulding, Member/Manager

  
\_\_\_\_\_(SEAL)  
Brian Duncan, Member/Manager

State of North Carolina  
County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Thomas Spaulding, as Member/Manager of Wilbon Properties, LLC and Brian Duncan, as Member/Manager of Wilbon Properties, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31 day of October, 2018.

My Commission Expires: Oct. 14, 2021

  
\_\_\_\_\_  
Notary Public

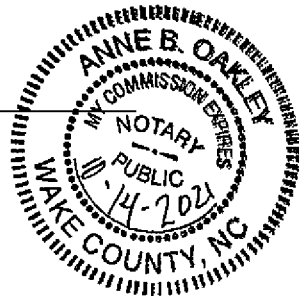


EXHIBIT A  
TITLE EXCEPTIONS

2018 and subsequent years ad valorem real property taxes.

Easements, restrictions and rights of way of record.

Matters revealed by map/plat recorded in in Book 1920, Page 189; Book 2003, Page 1592 and Book of Maps 2018, Page 381 and 633, Wake County Registry.

Matters as shown on survey by James W Mauldin, PLS, dated January 22, 2018, and any easements or rights-of-way associated therewith.

Right of Way Agreement recorded in Book 1989, Page 14, Wake County Registry

Easement(s) in favor of Carolina Power & Light Company as recorded in Book 2434, Page 269; Book 3988, Page 70 of the Wake County Registry.

Deed of Easement (Sewer Easement) as recorded in Book 10490, Page 1637, Wake County Registry.

Town of Fuquay-Varina North Carolina Town Commission Ordinance dated January 2, 2018 as recorded in Book 17050, Page 906, Wake County Registry.

*ca*