

WAKE COUNTY, NC 116
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/21/2018 13:49:48
STATE OF NC REAL ESTATE
EXCISE TAX: \$64,132.00
BOOK:017324 PAGE:01500 - 01505

Prepared by:

Moore & Van Allen PLLC (CDT)
100 North Tryon Street, Floor 47
Charlotte, North Carolina 28202

Return after recording to: Grantee

To be recorded and indexed in the Grantor index under:
Fidelity Charitable Gift Fund, a Massachusetts charitable trust

Tax Parcel Number: 0736-54-9851 and 0736-54-1508

STATE OF NORTH CAROLINA

Excise Stamps: \$64,132.00

COUNTY OF WAKE

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS NORTH CAROLINA SPECIAL WARRANTY DEED is made as of the 21st day of December, 2018 by and between **FIDELITY CHARITABLE GIFT FUND**, a Massachusetts charitable trust, having an address of 200 Seaport Boulevard, Boston, Massachusetts 02210 ("Grantor"), and **ACUTE INVESTMENTS LLC**, a Delaware limited liability company, having an address of c/o Parker Poe Adams & Bernstein LLP, PNC Plaza, 301 Fayetteville Street, Suite 1400, Raleigh, North Carolina 27601, Attention: R. Bruce Thompson ("Grantee"). 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 Grantor, has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple all that certain lot or parcel of land situated in the **Cedar Fork Township, Wake County, North Carolina** and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property was acquired by Grantor by instrument recorded in Book 017076 at Page 01662 of the Wake County Public Registry.

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

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple forever;

AND GRANTOR covenants with Grantee that Grantor has done nothing to impair such title to the Property as Grantor received, and Grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

See Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A

LEGAL DESCRIPTION

BEING ALL of that certain parcel of land located in Wake County, North Carolina, containing approximately 123.105 acres, more or less, as more particularly shown and described as all of "Site 24" on that certain plat entitled "Exempt Subdivision Plat Research Triangle Park Site 24" by WSP, dated September 4, 2015 and recorded in Book of Maps 2015 at Page 2088 in the Office of the Wake County Register of Deeds.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2019, and subsequent years, not yet due and payable.
2. All matters of record in the Wake County Registry affecting the Property as of the date of this Deed.
3. All matters that would be disclosed by a current and accurate survey and physical inspection of the Property.
4. Applicable zoning and subdivision ordinances, building codes and other legal requirements affecting the Property.



BOOK: 017324 PAGE: 01500 - 01505



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Charles P. Gilliam
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ *6* # of Pages *PS*