

WAKE COUNTY, NC 128
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/28/2018 15:25:21
STATE OF NC REAL ESTATE
EXCISE TAX: \$4,208.00
BOOK:017303 PAGE:01329 - 01332

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,208.00

Parcel Identifier No. 0002811; 0270812; 0089828; 0343815; Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Malcolm E. Harris, P.A. Attorney at Law

Brief description for the Index: _____

THIS DEED made this 21st day of November, 2018, by and between

GRANTOR	GRANTEE
WFINV, LLC a North Carolina limited liability company	Thales Academy, a North Carolina Non-Profit Corporation
4641 Paragon Park Road Raleigh, NC 27616	4641 Paragon Park Road Raleigh, NC 27616

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 _____, _____ Township, Wake County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

The above described property _____ does XX does not include the primary residence of a Grantor (pursuant to NCGS 105-317.2).

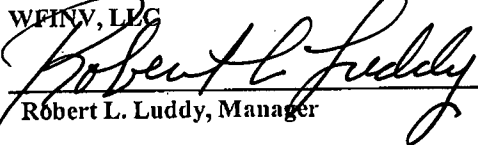
The property hereinabove described was acquired by Grantor by instrument recorded in Book 16667, Page 2081; Book 17130, Page 2780; Book 16710, Page 1870; Wake County Registry.

A map showing the above described property is recorded in Book of Maps _____ Page _____ 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 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 current and subsequent years.
2. Utility easement to WEMC recorded in Book 11195, Page 2200, Wake County Registry (Tracts 1 & 2).
3. Utility easement to CP&L recorded in Book 2514, Page 413, Wake County Registry (Tracts 1 & 2).
4. Temporary Deed of Easement recorded in Book 13472, Page 1400, Wake County Registry (Tracts 1 & 2).
5. Deed for Hwy Right of Way to Dept. of Transportation recorded in Book 13472, Page 1403, Wake County Registry (Tract 4).
6. Utility easement to Carolina Power & Light Company recorded in Book 2514, Page 413, Wake County Registry (Tract 4).

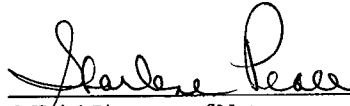
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

WFINV, LLC

 _____ (SEAL)
 Robert L. Luddy, Manager

State of North Carolina – County of Wake

I certify that the following person (s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose state herein and in the capacity indicated: WFINV, LLC, a North Carolina limited liability company.

DATE: 11/26/2018



 Official Signature of Notary
 Sharlene Peace

 Notary's printed or typed name

My commission expires: 10/23/2021

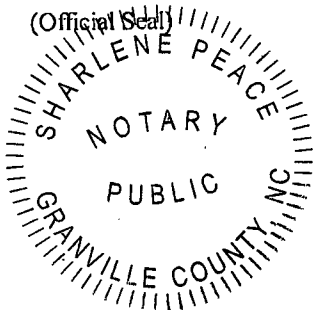


Exhibit "A"TRACT 1

Beginning at an iron stake, formerly R.M. Squires and R.A. Averett's corner and runs thence along line of heirs of R.M. Squires, N 5 degrees E. 1663 feet to the center of the Wake Forest-Spring Hope Highway, thence S. 63 degrees E. 2146 feet along the center of said Wake Forest-Spring Hope Highway and the middle of the intersection of said Wake Forest-Spring Hope Highway and the Rolesville Road, thence S. 7 degrees W. 808 feet the said Rolesville Road to R.A. Averett's line; thence N. 85 degrees W. 1946 feet along R.A. Averett's line to the beginning, and containing fifty-five and four-tenths (55.4) Acres, more or less, and being Lot #3 of the F.M. Shearon Farm, according to survey of Pittman Stell, R.L.S., made on the 4th day of January, 1944.

Excepted from the above are a 1.50 acre tract having Wake County Tax ID#270812, a 9.96 acre tract having Wake County Tax ID#343815 and 1.072 acre tract shown in Book of Maps 1989, Page 389, Wake County Registry.

TRACT 2

Being all of Lot 1 containing 1.495 acres as shown on plat entitled "Survey for Christopher Averette & Mary C. Averette", dated January 7, 2000, prepared by Cawthorne, Moss & Panciera, P.C., and recorded in Book of Maps 2000, Page 793, Wake County Registry.

TRACT 3

Beginning at a point in the centerline of N.C. Highway 98, said point being North 65 degrees 30' West 590.30 feet from the intersection of N.C. Highway 98 and State Road 1945, running thence along and with the new line of R.A. Averette South 20 degrees 14' 12" West 205.38 feet to an iron pipe; thence with the new line of R.A. Averette North 72 degrees 41' 21" West 200.25 feet to an iron pipe; thence with the new line of R.A. Averette North 20 degrees 18' 39" East 230.56 feet to a point in the centerline of N.C. Highway 98; thence along the centerline of said Highway South 65 degrees 30' East 200.25 feet to the point and place of Beginning and containing 1.00 acres more or less according to the survey of Jesse J. Parrish dated August 1, 1974.

TRACT 4

Being all of that 10.84 acre tract as shown on map entitled "Recombination Survey for Dorothy D. Averette", dated July 30, 2004, prepared by Jack R. Thomason, PLS, and recorded in Book of Maps 2004, Page 1941, Wake County Registry.



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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

4 # of Pages