

FILED	Sep 23, 2022
AT	03:07:00 PM
BOOK	16216
START PAGE	0075
END PAGE	0078
INSTRUMENT #	28499
EXCISE TAX	\$0.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: Cabarrus County \$ 0.00 - Exempt from Excise Tax under NC Code Article 8E Sec.105-228.29
Mecklenburg County \$ 0.00- Exempt from Excise Tax under NC Code Article 8E Sec. 105-228.29

Parcel ID/Tax Lot Number: Cabarrus County - 4589 35 2241 000
Mecklenburg County - 2919123

Mail after recording to: Grantee's Mailing Address

Prepared By: Timothy E. Fears, 901 Wabash Avenue, Suite 300, Terre Haute, IN 47807

Title Insurance with: Chicago Title

Brief Description for the Index:

Lot 5 of the Minor Final Plat for Shops on Derita,
 Cabarrus County and Mecklenburg County, North Carolina
 Derita Road, Concord, NC 28027

THIS DEED made this 29 day of August, 2022 by and between:

GRANTOR

DERITA CONCORD NC, LLC,
 a Delaware limited liability company

c/o Thompson Thrift
 901 Wabash Avenue, Suite 300
 Terre Haute, IN 47807

GRANTEE

ONE DERITA, LLC,
 a North Carolina limited liability company

c/o GS3 Investments, LLC
 42809 Everglades Park Dr
 Fremont, CA 94538

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 Concord, Cabarrus County, and City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

Submitted electronically by Thompson Thrift in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Cabarrus County Register of Deeds.

See "Exhibit A" attached hereto and incorporated herein by reference;

together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements located thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

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

The Property was acquired by Grantor by instrument recorded in Book 13357, Page 0184, Cabarrus County Registry and by instrument recorded in Book 33257, Page 965, Mecklenburg County Registry.

A map showing the Property is recorded in Plat Book 84, Page 44 in Cabarrus County, North Carolina and in Map Book 67, Page 59 in Mecklenburg County, North Carolina.

TO HAVE AND TO HOLD the Property 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, , other than the following exceptions:

1. Ad valorem real property taxes and assessments for the year 2022 from and after the date hereof, of which Grantee assumes responsibility, and subsequent years not due and payable.
2. Those easements, covenants, conditions, restrictions and other agreements of record.
3. Applicable zoning ordinances affecting the Property.
4. Matters of survey reflected in Plat Book 84, Page 44 in Cabarrus County, North Carolina and in Map Book 67, Page 59 in Mecklenburg County, North Carolina.

[Signature Page Follows]

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

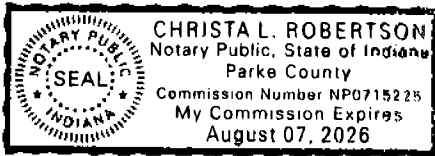
DERITA CONCORD NC, LLC

By: 
Paul M. Thrift, Manager

STATE OF INDIANA)
) SS
COUNTY OF VIGO)

Before me, a Notary Public in and for said County and State, personally appeared Paul M. Thrift, as Manager of Derita Concord NC, LLC, who having been duly sworn upon his oath acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of the said limited liability company.

Witness my hand and Notarial Seal this 29 day of August, 2022.



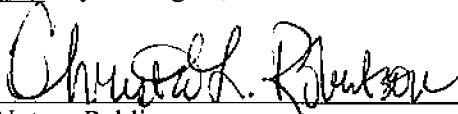

Notary Public

EXHIBIT A

Legal Description

Being all of Lot 5 of the Minor Final Plat for Shops on Derita, according to the plat thereof recorded in Plat Book 84, pages 44, 45 and 46, in the Office of the Register of Deeds of Cabarrus County, North Carolina; and Map Book 67, pages 59, 60, 61 and 62 in the Office of the Register of Deeds of Mecklenburg County, North Carolina.