

FOR REGISTRATION  
Fredrick Smith  
REGISTER OF DEEDS  
Mecklenburg County, NC  
2017 MAR 15 12:22:53 PM  
BK:31636 PG:972-975  
FEE:\$26.00  
EXCISE TAX: \$8,520.00  
INSTRUMENT # 2017032904  
TAYLOR



## North Carolina Special Warranty Deed

Excise Tax: \$8,520.00

Parcel Identifier Nos. 19352110 and 19352111 (now recombined as 19352110)

Verified by Mecklenburg County on the \_\_\_ day of March, 2017

By: \_\_\_\_\_

Mail after recording to: Susan S. Barbour, Esq., McGuire, Wood & Bissette, PA, 48 Patton Avenue, Asheville, NC 28801 (MWB File 103814.01)

This instrument was prepared by: Armstrong Garden Centers, Inc.

Brief description for the Index: Lots 3 and 4, Map Book 36, Page 772

**THIS DEED** made this 15th day of March, 2017, by and between:

**GRANTOR:**

**ARMSTRONG GARDEN CENTERS, INC.,**  
a California corporation

Address:  
2200 East Route 66, Suite 200  
Glendora, CA 91740

**GRANTEE:**

**RUDY & DINGO ASSOCIATES, LLC**  
A North Carolina limited liability company

Address:  
PO Box 1161  
Asheville, NC 28802

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 that certain lot or parcel of land lying and being situate in the Town of Matthews,

ek

Mecklenburg County, North Carolina and more particularly described as follows:

Being all of Lot(s) 3 and 4 as shown on "Final Record Plat for Matthews Center Associates", recorded in Map Book 36, Page 772, in the Office of the Register of Deeds of Mecklenburg County, NC.

**TOGETHER WITH** easements set forth in that certain Easement Agreement recorded in Book 30746, page 739 of the Mecklenburg County Public Registry.

Tax Identification Number for Lot 3: 193-521-10

Tax Identification Number for Lot 4: 193-521-11

The property hereinabove described was acquired by Grantor by instrument recorded in Book 30611, Page 902-904 of the Mecklenburg County Public Registry. See also instrument recorded in Book 5168, page 693 of the Mecklenburg County Public Registry and North Carolina Non-Warranty Deed recorded in Book 30597, Page 485 of the Mecklenburg County Public Registry.

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

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, other than the following exceptions:

Those Permitted Exceptions as set forth on Exhibit A, attached hereto and incorporated herein.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and in its company name by its duly authorized officer, the day and year first above written.

**SIGNATURE AND ACKNOWLEDGMENT PAGE TO FOLLOW**



**EXHIBIT A**  
**PERMITTED EXCEPTIONS**

1. The lien of all taxes for the year 2017 and thereafter, which are not yet due and payable.
2. The following matter(s) as shown on survey by Charles E. Bell, PLS, dated February 14, 2017, ("Survey"), and any easement(s) or right(s)-of-way associated therewith: a. Various utility lines with power poles, light poles, back flow preventers, catch basins, clean outs, storm drain manholes, gas meter and power meter; b. metal fence extends onto property adjoining to the East located on the Land.
3. Building restriction lines, easements, and any other matters shown on map or plat recorded in Map Book 36, Page 772; Map Book 37, Page 691; Map Book 44, Page 283; and Map Book 60, Page 70, located substantially as shown on the Survey.
4. Drainage Easement in favor of Department of Transportation recorded in Book 7200, Page 459, located substantially as shown on the Survey.
5. Temporary Agreement in favor of Department of Transportation recorded in Book 7200, Page 463.
6. Easement Agreement in favor of City of Charlotte recorded in Book 16729, Page 407, located substantially as shown on the Survey.
7. Easement Agreement in favor of City of Charlotte recorded in Book 30808, Page 49, located substantially as shown on the Survey.
8. Terms and conditions of, and rights of others in and to the use of the property subject to, the appurtenant easement(s) more particularly described in Easement Agreement in favor of Town of Matthews recorded in Book 30746, Page 739, located substantially as shown on the Survey.
9. Easement Agreement in favor of Duke Energy Carolinas, LLC recorded in Book 31340, Page 747.
10. Rights or claims of parties in possession as tenants under unrecorded leases.
11. Discrepancies, variances, shortages or overages in the acreage of the Land.
12. Riparian rights of others incident to any branches, creeks, streams or other waters coursing the Land.







