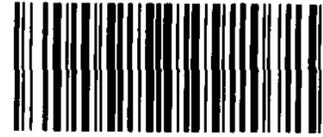


330274



This certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number 8860-61-9735

This is not a certification that this Madison County Parcel Identification Number matches this deed description.

[Signature]
Tax Collection Staff Signature

09-07-18
Date

Filed: Madison County, NC
09/07/2018 11:02:24 AM
Susan Rector, Register of Deeds
Excise Tax: \$3,000.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,000.00

Parcel Identifier No. 8860-61-9735 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Miller & Hall, P.A., P. O. Box 36957, Charlotte, NC 28236-6957

This instrument was prepared by: Leslie H. Miller, Attorney at Law

Brief description for the Index: Metes and Bounds

THIS DEED made this 31st day of August, 2018, by and between

GRANTOR

AIRPORT WAREHOUSE AT CHARLOTTE, LLC, a North Carolina limited liability company

2730 Rozzelles Ferry Road, Ste. A
Charlotte, NC 28208

GRANTEE

GOSS IHS, LLC, a North Carolina limited liability company

Property Addresses: Tax Mailing Address:
24 South Andrews Ave., 7315 Galveston Blvd.
16 South Andrews Ave., Norfolk, VA 23505
and 176 Bridge Street
Hot Springs, NC 28743

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, parcel of land or condominium unit situated in the City of Hot Springs, _____ Township, Madison County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

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

A map showing the above described property is recorded in Plat Book _____, Page _____.

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:

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

AIRPORT WAREHOUSE AT CHARLOTTE, LLC
a North Carolina limited liability company

Print/Type Name: _____ (SEAL)

By: RJS PROPERTIES, INC., a North Carolina
Corporation, its Manager

Print/Type Name & Title: _____ (SEAL)

By: _____
Robert J. Sweeney, Jr. President

Print/Type Name: _____ (SEAL)

State of North Carolina – County of _____
I, the undersigned Notary Public of the County or City of _____ and
State aforesaid, certify that _____
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
_____ day of _____, 2018.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of North Carolina – County of Mecklenburg
I, the undersigned Notary Public of the County of Gaston and State aforesaid, certify that Robert J. Sweeney, Jr., personally came before me this day and acknowledged that he is the President of RJS Properties, Inc., a North Carolina corporation, the Manager of Airport Warehouse at Charlotte, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 31st day of August, 2018.

My Commission Expires: 7/15/2020
(Affix Seal)

Kimberly B. Wallace
Kimberly B. Wallace Notary Public
Notary's Printed or Typed Name

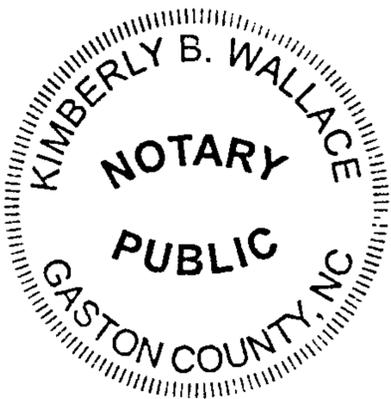


EXHIBIT A

A parcel of land lying in the No. 9 Township of Madison County, North Carolina being described as follows:

Beginning at an existing iron rod in the northern line of that property now or formerly owned by the Town of Hot Springs as described in deed recorded in Deed Book 185, at Page 195 of the Madison County, NC Register's Office, said iron rod also being the southeastern corner of that property now or formerly owned by Ronald M. McGinnis as described in deed recorded in Deed Book 189, at Page 16 of the Madison County, NC Register's Office; and runs thence from such Beginning point thus established with the McGinnis lie North 27-10-37 W. 87.47 feet to a nail set in the southern margin of a concrete walk on the south side of that public right of way for Bridge Street; thence with the margin of said concrete walk North 62-48-00 East 25.02 feet to a nail set in the northwest corner of property now or formerly owned by the Town of Hot Springs as described in deed recorded in Book 29, at Page 150 of the Madison County, NC Register's Office; thence with said Town of Hot Springs line South 17-22-59 East 21.45 feet to a point; thence continuing with said line North 62-48-39 East 75.67 feet to a nail set in the western margin of a concrete walk on the west side of that public right of way for South Andrews Avenue; thence with the margin of said concrete walk South 21-06-43 East 66.00 feet to an existing iron rod at the northeast corner of the first mentioned Town of Hot Springs property; thence with said Town of Hot Springs northern line South 62-21-43 West 90.07 feet to the place and point of Beginning; containing 0.1529 acres, more or less, as shown on that survey dated September 2, 2004 by James Mauney & Associates, P.A., said survey incorporated herein for a more particular description of the property.

And being that property described in deeds recorded in Deed Book 345 at Page 391 and Page 395 of the Madison County, NC Register's Office.

Together with that easement conveyed to Airport Warehouse at Charlotte, LLC from Town of Hot Springs recorded in Book 359 at Page 58.