

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 72561 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Hervey & Hervey, PA (JPK) (without title examination)

Brief description for the Index: New Lot 1, Book of Maps 2021, Page 1208

THIS DEED made this 6th day of September 2023, by and between

| GRANTOR | GRANTEE |
|--|---|
| <p>Columbia Park East MHP KB LLC a New York limited liability company</p> | <p>Cobblestone Crossing SPE, LLC a North Carolina limited liability company <i>a 13.625 undivided interest</i></p> |
| <p>8480 Honeycutt Road, Suite 200 Raleigh, North Carolina 27615</p> | <p>8480 Honeycutt Road, Suite 200 Raleigh, North Carolina 27615</p> |

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 lots or parcels of land situated in WAKE COUNTY, North Carolina and more particularly described as follows:

SEE EXHIBIT A

The property herein conveyed does not include the primary residence of a Grantor.

The purpose of this conveyance is to vest all of Grantor's interest in the property described herein in Grantee.

Submitted electronically by Hervey & Hervey, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD a 13.625% undivided interest 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:

- 1) Ad Valorem taxes for the current year and subsequent years.
- 2) All easements, covenants, and restrictions of record.
- 3) Zoning regulations and ordinances.

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

Columbia Park East MHP KB LLC,
a New York limited liability company

By: *Kenneth C. Burnham*
Kenneth C. Burnham, Member

State of North Carolina
County of Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the forgoing instruments for the purposes therein expressed: **Kenneth C. Burnham**

Witness my hand and Notarial stamp or seal this 6th day of September, 2023.

J.P. Kesler
Notary Public

(Affix Seal)

Joseph P. Kesler
Notary's Printed or Typed Name

My Commission Expires: 12-28-2024

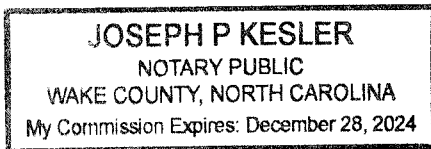


EXHIBIT A

Lying and being situate in Wake County, NC, and being more particularly described as follows:

BEING all of "New Lot 1", containing 477,431 SF or 10.9603, set forth on that plat entitled "Recombination & Easement Plat Property of Cobblestone Crossing of Rolesville LLC", recorded in Book of Maps 2021, Page 1208, Wake County Registry.

LESS AND EXCEPT those tracts conveyed to the Department of Transportation in Book 18456, Page 170, Book 18456, Page 177, and Book 18456, Page 180, Wake County Registry.

ALSO DESCRIBED AS:

BEGINNING AT AN EXISTING IRON PIPE LOCATED IN THE NORTHERN RIGHT-OF-WAY LINE OF S. MAIN - U.S. HIGHWAY 401 STREET AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY MARK R. POWERS AND WIFE MARY K. POWERS AS RECORDED IN DEED BOOK 9384, PAGE 2517, WAKE COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES N: 790920.3912 FEET E: 2160071.2846 FEET. THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 32°10'20" WEST A DISTANCE OF 1047.86 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 81°56'53" EAST A DISTANCE OF 114.61 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 2007, PAGE 2414, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 36°42'07" EAST A DISTANCE OF 526.75 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 16°39'56" EAST A DISTANCE OF 512.48 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY WILLIAM AVERY MAY AND WIFE PHYLLIS ANN D. MAY AS RECORDED IN DEED BOOK 3702, PAGE 184, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 81°27'23" EAST A DISTANCE OF 186.91 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 2009, PAGE 928, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 14°20'45" EAST A DISTANCE OF 88.05 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 14°12'54" EAST A DISTANCE OF 89.02 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 14°33'55" EAST A DISTANCE OF 71.61 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF LOT 3 AS RECORDED IN BOOK OF MAPS 1964, PAGE 148, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 89°31'12" EAST A DISTANCE OF 246.62 FEET TO AN EXISTING IRON PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF W. YOUNG STREET, N.C.S.R. 1945; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 01°08'18" WEST A DISTANCE OF 69.02 FEET TO AN EXISTING PK NAIL; THENCE SOUTH 02°39'27" EAST A DISTANCE OF 21.60 FEET TO A POINT; THENCE SOUTH 88°23'11" WEST A DISTANCE OF 5.88 FEET TO A POINT; THENCE SOUTH 02°37'58" EAST A DISTANCE OF 136.92 FEET TO A POINT; THENCE SOUTH 15°01'50" WEST A DISTANCE OF 53.54 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF S. MAIN STREET-U.S. HIGHWAY 401 AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 6 AS RECORDED IN BOOK OF MAPS 1981 PAGE 506, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 41°07'47" WEST A DISTANCE OF 82.24 FEET TO AN EXISTING IRON PIPE. THENCE SOUTH 89°51'12" WEST A DISTANCE OF 44.50 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 47°03'35" WEST A DISTANCE OF 37.60 FEET TO AN EXISTING PK NAIL. THENCE SOUTH 44°30'19" EAST A DISTANCE OF 118.28 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF S. MAIN STREET-U.S. HIGHWAY 401; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 44°51'31" WEST A DISTANCE OF 51.93 FEET TO A POINT; THENCE SOUTH 53°25'16" WEST A DISTANCE OF 13.29 FEET TO A POINT; THENCE SOUTH 44°55'50" WEST A DISTANCE OF 241.21 FEET TO A POINT; THENCE SOUTH 39°07'45"

WEST A DISTANCE OF 63.67 FEET TO A POINT; THENCE SOUTH 48°20'36" WEST A DISTANCE OF 38.98 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 48°55'45" WEST A DISTANCE OF 104.14 FEET TO A POINT; THENCE SOUTH 48°53'00" WEST A DISTANCE OF 19.07 FEET TO A POINT; THENCE SOUTH 49°16'35" WEST A DISTANCE OF 96.02 FEET THE POINT OF BEGINNING, CONTAINING 10.8356 ACRES.