

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1445.00

Wake County REID Out of 0046970

Mail/Box to: Grantee

This instrument was prepared by: Kenneth L. Eagle, 105 Weston Estates Way, Cary, NC 27513

Brief description for the Index: 25.125 Acres, north side of Mitchell Mill Road (NCSR 2224)

THIS DEED made this 15 day of February 2022, by and between

GRANTOR	GRANTEE
Mitchell Mill Road Investors LLC, a North Carolina limited liability company Address: 105 Weston Estates Way Cary, NC 27513	Ellis Land Investment Company, LLC, a North Carolina limited liability company Address: 6801 Falls of Neuse Road, Suite 108 Raleigh, NC 27615

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 situated in Wake Forest Township, Wake County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE.

The Property was acquired by Grantor by instrument recorded in Book 11505, Page 2324.

None of the Property herein conveyed includes the primary residence of Grantor.

Submitted electronically by Ellis & Winters LLP 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 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 property taxes for 2022 and subsequent years.
2. Right of way of Mitchell Mill Road (North Carolina Secondary Road 2224).
3. All rights of way, easements, restrictions, agreements, and other matters of record affecting the Property recorded in the office of the Register of Deeds for Wake County, North Carolina, including, without limitation, the following:
 - a. Easement to Carolina Power and Light Company recorded in Book 2830, Page 24.
 - b. Rights of others entitled thereto in and to the continued uninterrupted flow of any portion of Kelly Branch on or adjoining the Property.
 - c. Riparian or littoral rights incident to any branches, creeks, streams, or other waters on or adjoining the Property.
 - d. Rights of adjoining property owners in and to any ditches on or adjoining the Property.
 - e. Matters that would be shown by a current survey of the Property.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed in its company name by its duly authorized official, as of the day and year first above written.

Mitchell Mill Road Investors LLC,
a North Carolina limited liability company

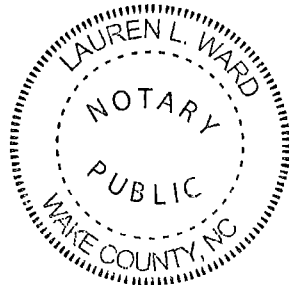
By: Timothy R. Smith
Name: Timothy R. Smith
Title: Vice President

Wake County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he executed the foregoing Deed: Timothy R. Smith

Date: February 15, 2022

(affix seal or stamp here)



Lauren L. Ward
Notary Public
Printed/Typed Name: Lauren L. Ward
My Commission Expires: Aug. 3, 2024

**EXHIBIT A
PROPERTY DESCRIPTION**

LYING AND BEING in Wake Forest Township, Wake County, North Carolina, adjoining the right of way of Mitchell Mill Road (North Carolina Secondary Road 2224), and being more particularly described as follows (all recording references are to the office of the Register of Deeds for Wake County, North Carolina):

BEGINNING at an iron pipe found in the north right-of-way line of Mitchell Mill Road, said point being a common corner with the southeast corner of property owned now or formerly by Donnell Watkens (see Deed Book 1318, Page 333); then running along the following lines:

With the eastern boundary line of Watkens, North 18 degrees 12 minutes 00 seconds East 893.03 feet to an iron pipe set;

Continuing with the eastern boundary line of Watkens, North 18 degrees 12 minutes 00 seconds East 50.00 feet to a point in the Kelly Branch;

The along center line of Kelly Branch:

North 39 degrees 14 minutes 44 seconds East 7.31 feet;
South 56 degrees 54 minutes 35 seconds East 48.61 feet;
South 70 degrees 54 minutes 35 seconds East 24.61 feet;
North 70 degrees 48 minutes 45 seconds East 25.45 feet;
South 40 degrees 27 minutes 21 seconds East 28.19 feet;
South 89 degrees 23 minutes 35 seconds East 32.88 feet;
South 36 degrees 29 minutes 25 seconds East 17.15 feet;
North 87 degrees 07 minutes 56 seconds East 15.72 feet;
South 51 degrees 42 minutes 06 seconds East 21.14 feet;
South 89 degrees 24 minutes 42 seconds East 33.05 feet;
South 02 degrees 01 minutes 35 seconds East 17.48 feet;
South 81 degrees 55 minutes 17 seconds East 15.31 feet;
North 69 degrees 56 minutes 02 seconds East 14.47 feet;
South 47 degrees 41 minutes 48 seconds East 9.88 feet;
South 10 degrees 48 minutes 42 seconds West 17.64 feet;
South 60 degrees 44 minutes 48 seconds East 46.31 feet;
South 37 degrees 39 minutes 08 seconds East 49.81 feet;
South 12 degrees 22 minutes 12 seconds East 24.12 feet;
South 29 degrees 48 minutes 24 seconds East 30.28 feet;
South 82 degrees 27 minutes 46 seconds East 31.99 feet;
South 59 degrees 14 minutes 13 seconds East 17.52 feet;
South 84 degrees 17 minutes 27 seconds East 25.35 feet;
South 34 degrees 56 minutes 33 seconds East 75.35 feet;
South 76 degrees 29 minutes 04 seconds East 27.94 feet;
South 53 degrees 56 minutes 59 seconds East 23.48 feet;
North 62 degrees 42 minutes 03 seconds East 27.98 feet;
South 12 degrees 06 minutes 52 seconds East 39.01 feet;
South 19 degrees 20 minutes 23 seconds East 50.44 feet;

South 77 degrees 09 minutes 16 seconds East 19.10 feet;
South 07 degrees 23 minutes 00 seconds East 8.05 feet;
South 27 degrees 33 minutes 46 seconds West 17.80 feet;
South 02 degrees 52 minutes 45 seconds East 17.25 feet;
South 56 degrees 32 minutes 15 seconds East 19.64 feet;
South 12 degrees 52 minutes 10 seconds East 26.30 feet;
South 77 degrees 21 minutes 17 seconds East 19.17 feet;
South 22 degrees 18 minutes 41 seconds East 19.39 feet;
South 65 degrees 53 minutes 52 seconds East 24.78 feet;
South 19 degrees 31 minutes 10 seconds West 13.15 feet;
South 71 degrees 14 minutes 44 seconds East 11.65 feet;
North 78 degrees 16 minutes 05 seconds East 30.35 feet;
North 66 degrees 40 minutes 56 seconds East 29.69 feet;
North 52 degrees 43 minutes 45 seconds East 52.03 feet;
South 84 degrees 05 minutes 40 seconds East 20.63 feet;
North 75 degrees 05 minutes 35 seconds East 16.99 feet;
South 68 degrees 27 minutes 23 seconds East 16.87 feet;
North 81 degrees 44 minutes 06 seconds East 14.34 feet;
South 74 degrees 50 minutes 19 seconds East 19.97 feet;
North 49 degrees 38 minutes 31 seconds East 44.60 feet;
South 62 degrees 45 minutes 51 seconds East 22.37 feet;
North 57 degrees 04 minutes 06 seconds East 21.98 feet;
South 85 degrees 24 minutes 11 seconds East 37.57 feet;
North 62 degrees 13 minutes 03 seconds East 23.16 feet;
South 54 degrees 59 minutes 08 seconds East 19.65 feet;
South 15 degrees 17 minutes 54 seconds East 38.18 feet;
South 05 degrees 38 minutes 36 seconds East 33.15 feet;
South 15 degrees 59 minutes 03 seconds West 8.22 feet;
South 53 degrees 28 minutes 36 seconds West 20.78 feet;
South 27 degrees 04 minutes 40 seconds East 79.74 feet;
North 82 degrees 47 minutes 20 seconds East 21.90 feet;
South 66 degrees 58 minutes 30 seconds East 28.16 feet;
South 81 degrees 40 minutes 19 seconds East 27.96 feet;
South 51 degrees 33 minutes 15 seconds East 16.75 feet;
South 06 degrees 37 minutes 45 seconds West 10.90 feet;
South 19 degrees 04 minutes 40 seconds West 14.50 feet;
South 48 degrees 42 minutes 21 seconds East 17.71 feet;
South 61 degrees 22 minutes 03 seconds East 39.43 feet; and

South 36 degrees 38 minutes 48 seconds East 39.44 feet to a point in the center line of Kelly Branch, in the western boundary line of property owned now or formerly by Joseph H. Wagner (see deeds recorded in Book 5816, Page 277 and Book 2619, Page 775 and maps recorded in Book of Maps 1985, Page 2212 and Book of Maps 1993, Page 446);

then leaving the center line of Kelly Creek and running with the western boundary line of said property of Wagner along the following two (2) lines:

South 01 degrees 27 minutes 33 seconds East 19.71 feet; and
South 00 degrees 27 minutes 33 seconds East 10.00 feet to a point in the eastern boundary line of the Property herein described and a common corner with the southwest corner of said property of Wagner and with the northwest corner of property owned now or formerly by Charles Spencer Jones (see deed recorded in Book 10112, Page 1534);

then with the western boundary line of said property of Jones, along the following two (2) lines:

South 00 degrees 27 minutes 33 seconds East 10.00 feet; and
South 00 degrees 27 minutes 33 seconds East 552.55 feet to a spike set in the centerline of Mitchell Mill Road;

then along the centerline of Mitchell Mill Road the following lines:

North 71 degrees 32 minutes 39 seconds West 24.07 feet;
North 74 degrees 13 minutes 18 seconds West 51.42 feet;
North 75 degrees 48 minutes 52 seconds West 259.87 feet;
North 75 degrees 14 minutes 33 seconds West 152.68 feet;
North 74 degrees 15 minutes 20 seconds West 51.96 feet;
North 74 degrees 59 minutes 06 seconds West 50.07 feet;
North 74 degrees 05 minutes 27 seconds West 50.77 feet;
North 73 degrees 34 minutes 20 seconds West 99.95 feet;
North 72 degrees 45 minutes 42 seconds West 52.88 feet;
North 73 degrees 37 minutes 20 seconds West 98.57 feet;
North 74 degrees 31 minutes 11 seconds West 100.00 feet;
North 75 degrees 15 minutes 51 seconds West 96.96 feet;
North 75 degrees 39 minutes 32 seconds West 154.21 feet;
North 76 degrees 20 minutes 42 seconds West 100.91 feet;
North 77 degrees 07 minutes 54 seconds West 104.34 feet; and
North 77 degrees 21 minutes 31 seconds West 70.97 feet to a spike set in the centerline of Mitchell Mill Road, a common corner with the southeast corner of the aforesaid property owned now or formerly by Watkins;

then with the eastern boundary line of said property of Watkins, North 18 degrees 12 minutes 00 seconds East 30.14 feet to the point and place of BEGINNING,

and being Tract 1, containing a total of 25.125 acres (1.043 acres in the right of way of Mitchell Mill Road and 24.082 outside of the right of way of Mitchell Mill Road), as shown on a survey entitled "Boundary Survey of Hampton and Cole Property", prepared by Kenneth Close, Inc., dated July 10, 2003.