

FIRST AMERICAN TITLE INSURANCE COMPANY

Prepared by:

Allman Spry Leggett Crumpler & Horn, P.A.
380 Knollwood Street, Suite 700
Winston-Salem, NC 27103
Attn: Thomas T. Crumpler

Return to:

Highwoods Realty Limited Partnership
150 Fayetteville Street, Suite 1400
Raleigh, NC 27601
Attn: General Counsel

Tax Parcel ID: 0472478 and 0472479

Excise Tax: \$275,000.00

The property conveyed does not include the personal residence of the Grantor.

STATE OF NORTH CAROLINA)
))
COUNTY OF WAKE)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective as of March 18, 2025, by and between TOWER 4 OWNER, LLC, a North Carolina limited liability company ("Grantor"), to HIGHWOODS REALTY LIMITED PARTNERSHIP, a North Carolina limited partnership, whose mailing address is 150 Fayetteville Street, Suite 1400, Raleigh, NC 27601, Attn: General Counsel ("Grantee"). 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, does hereby grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described on Schedule 1 attached hereto and by this reference incorporated herein (the "Property").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee, its successors and assigns in fee simple forever.

And the Grantor covenants with the Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to those certain exceptions identified in existing matters of record.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed as of March 18, 2025.

TOWER 4 OWNER, LLC, a North Carolina limited liability company

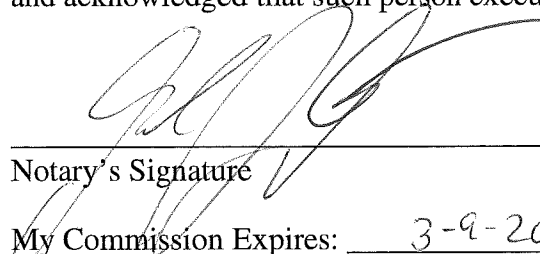
By: CBRE INVESTMENT MANAGEMENT, LLC, a Delaware limited liability company, its investment advisor, as authorized agent

By: 
Thomas H. Kirby, Senior Director

State of Tennessee)

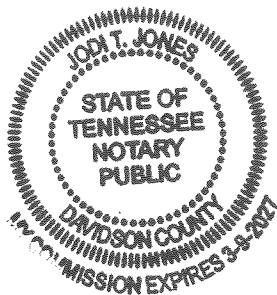
County of Davidson)

On this 14th day of March, 2025, before me personally appeared Thomas H. Kirby, to me known to be the person described in and who executed the foregoing instrument as the Senior Director of CBRE Investment Management, LLC, a Delaware limited liability company, as investment advisor and authorized agent of Tower 4 Owner, LLC, a North Carolina limited liability company, and acknowledged that such person executed the same as such person's free act and deed.


Notary's Signature

My Commission Expires: 3-9-2027

(Seal)



SCHEDULE 1 TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WAKE, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

TRACT I - OFFICE UNIT:

BEING ALL OF THE "OFFICE UNIT" OF TOWER 4 CONDOMINIUM (THE "CONDOMINIUM"), HAVING BEEN ESTABLISHED BY THAT CERTAIN DECLARATION OF MASTER CONDOMINIUM FOR TOWER 4 CONDOMINIUM RECORDED IN BOOK 17253, PAGE 476 AND AMENDED BY FIRST AMENDMENT TO MASTER CONDOMINIUM FOR TOWER 4 CONDOMINIUM RECORDED IN BOOK 17696, PAGE 1659 WAKE COUNTY REGISTRY (THE "DECLARATION"), AND AS SHOWN ON PLATS AND PLANS RECORDED IN CONDOMINIUM FILE 2018, PAGE 118 THROUGH 127 INCLUSIVE, AND AMENDED AND RESTATED BY CONDOMINIUM FILE 2019, PAGE 98 THROUGH 107, INCLUSIVE, WAKE COUNTY REGISTRY, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) ALLOCATED TO THE OFFICE UNIT BY THE DECLARATION AS MAY BE HEREAFTER AMENDED FROM TIME TO TIME, AND ALL EASEMENTS APPURTENANT TO THE OFFICE UNIT AS SPECIFICALLY ENUMERATED IN THE DECLARATION AND ANY AMENDMENTS THERETO (THE "FEE TRACT").

TRACT II - PARKING UNIT:

BEING ALL OF "PARKING UNIT 1" OF TOWER 4 CONDOMINIUM (THE "CONDOMINIUM"), HAVING BEEN ESTABLISHED BY THAT CERTAIN DECLARATION OF MASTER CONDOMINIUM FOR TOWER 4 CONDOMINIUM RECORDED IN BOOK 17253, PAGE 476 AND AMENDED BY FIRST AMENDMENT TO MASTER CONDOMINIUM FOR TOWER 4 CONDOMINIUM RECORDED IN BOOK 17696, PAGE 1659, WAKE COUNTY REGISTRY (THE "DECLARATION"), AND AS SHOWN ON PLATS AND PLANS RECORDED IN CONDOMINIUM FILE 2018, PAGE 118 THROUGH 127 INCLUSIVE AND AMENDED AND RESTATED BY CONDOMINIUM FILE 2019, PAGE 98 THROUGH 107, INCLUSIVE, WAKE COUNTY REGISTRY, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) ALLOCATED TO PARKING UNIT 1 BY THE DECLARATION AS MAY BE HEREAFTER AMENDED FROM TIME TO TIME, AND ALL EASEMENTS APPURTENANT TO PARKING UNIT 1 AS SPECIFICALLY ENUMERATED IN THE DECLARATION AND ANY AMENDMENTS THERETO (THE "FEE TRACT").

BOTH TOGETHER WITH ALL APPURTENANT EASEMENTS AS SET FORTH IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH HILLS EAST RECORDED IN BOOK 12692, PAGE 209, WAKE COUNTY REGISTRY, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH HILLS EAST RECORDED IN BOOK 12878, PAGE 2447, AND AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH HILLS EAST RECORDED IN BOOK 13080, PAGE 1326, WAKE COUNTY REGISTRY, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS HAVING BEEN DESIGNATED BY COMMON ELEMENTS DESIGNATION FOR NORTH HILLS EAST RECORDED IN BOOK 14468, PAGE 505, WAKE COUNTY REGISTRY, AS AMENDED BY THAT CERTAIN AMENDMENT TO COMMON ELEMENTS DESIGNATION FOR NORTH HILLS EAST RECORDED IN BOOK 15133, PAGE 394, WAKE COUNTY REGISTRY, AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT TO COMMON ELEMENTS DESIGNATION FOR NORTH HILLS EAST RECORDED IN BOOK 15770, PAGE 795, WAKE COUNTY REGISTRY, AND AS FURTHER AMENDED BY THAT CERTAIN THIRD AMENDMENT TO COMMON ELEMENTS DESIGNATION FOR NORTH HILLS EAST RECORDED IN BOOK 15782, PAGE 1096, WAKE COUNTY REGISTRY, AND LIMITED COMMON ELEMENTS DESIGNATION FOR NORTH HILLS EAST RECORDED IN BOOK 14932, PAGE 1811, WAKE COUNTY REGISTRY, AND AS FURTHER AMENDED BY THAT CERTAIN FOURTH AMENDMENT TO COMMON ELEMENTS DESIGNATION FOR NORTH HILLS EAST DATED APRIL 23, 2015 AND RECORDED IN BOOK 15990, PAGE 885, WAKE COUNTY REGISTRY, AND AS FURTHER AMENDED BY THAT CERTAIN FIFTH AMENDMENT TO COMMON ELEMENTS DESIGNATION FOR NORTH HILLS EAST BY NORTH HILLS EAST MASTER DEVELOPER, LLC RECORDED IN BOOK 16200 AT PAGE 572, AND AS FURTHER AMENDED BY COMMON ELEMENTS AND PARKING AREA DESIGNATIONS FOR NORTH HILLS EAST RECORDED IN BOOK 16285, PAGE 1467, WAKE COUNTY REGISTRY, AND AS FURTHER AMENDED BY THAT CERTAIN SIXTH AMENDMENT TO COMMON ELEMENTS DESIGNATION FOR NORTH HILLS EAST BY NORTH HILLS EAST MASTER DEVELOPER, LLC RECORDED IN BOOK 16288, PAGE 653, WAKE COUNTY REGISTRY. (THE "EASEMENT TRACT")."