

Excise Tax: \$ 140,898.00

PIN(s): 1704103346

Prepared by: **Katy Dugan**Seyfarth Shaw LLP
300 S. Tryon Street, Suite 400
Charlotte, North Carolina 28202

Return to:

Gibson, Dunn & Crutcher LLP
200 Park Avenue
New York, NY 10166
Attention: David J. Furman, Esq.

Brief Description for the Index

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NORTH CAROLINA SPECIAL WARRANTY DEEDTHIS DEED made this 19 day of March, 2025, by and between**GRANTOR**THP 1505 HILLSBOROUGH STREET, LLC
1700 Hillsborough Street
Raleigh, North Carolina 27605**GRANTEE**SIGNATURE 1505 LL, LLC
c/o Investcorp
280 Park Avenue
New York, NY 10017

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.

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration in hand paid to the undersigned by Grantee, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the **"Property"**); SUBJECT TO (i) all real estate taxes and assessments, not yet delinquent; (ii) non-delinquent water and sewer charges (governmental and private) and unpaid installments thereof which, in each case, are not yet due and payable; (iii) covenants, conditions, restrictions, easements, rights of way and other matters of record; (iv) applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject; (v) rights of tenants, as tenants only, of the Property under the terms and conditions of all leases, without options to purchase or rights of first refusal; and (vi) all matters disclosed by the ALTA/NSPS Land Title Survey of the Property, dated March 11, 2025, prepared by Blew & Associates, P.A., Surveyor Job Number 24-10198.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 017340, Page 01851, Wake County Registry.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, in fee simple, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

[Remainder of page intentionally left blank; Signatures on following pages]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

THP 1505 HILLSBOROUGH STREET, LLC,
a Delaware limited liability company

By: Donna Preiss
Name: Donna Preiss
Title: Authorized Signer

Johnston County, NC

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Donna Preiss.

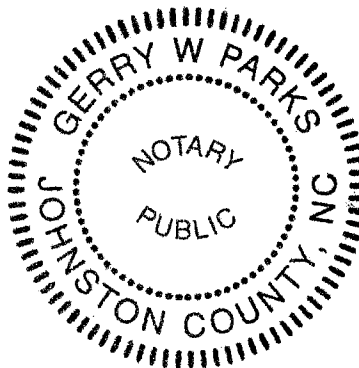
Date: March 17, 2025.

Gerry W Parks
Notary Public

Printed Name: Gerry W Parks

My Commission Expires: 6-20-2025

[Affix Notary Stamp or Seal]



[Signature Page to Deed]

EXHIBIT A

Legal Description

Lying and being in the City of Raleigh, Raleigh Township, Wake County, North Carolina, and being more particularly described as follows:

BEING all of New Lot 2, containing approximately 2.49 acres and shown on that plat recorded in Book of Maps 2016, pages 2105 and 2106, Wake County Registry.