

Prepared by:  
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Atlanta, Georgia 30326  
Attn: Catherine E. Morgen, Esq.

Return to: Grantor

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$76,138.00

REID No. 0450553

Parcel Identifier No. 1703-48-4920

Verified by \_\_\_\_\_

County on the \_\_\_\_\_ day of \_\_\_\_\_

by \_\_\_\_\_

Brief description for the Index: One Glenwood Land Condominium  
Unit 1 – CM 2017 Page 47 (Parcel ID 1703-48-4920)

THIS DEED made this 24th day of March, 2025 by and between

GRANTOR	GRANTEE
<b>SONORAN RALEIGH LLC,</b> a Delaware limited liability company,  c/o Pyramid Global Hospitality 30 Rows Wharf, Suite 5300 Boston, MA 02110	<b>DC GLENWOOD LLC,</b> a Delaware limited liability company,  2700 Post Oak Boulevard Houston, TX, 77056

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

**SEE EXHIBIT A ATTACHED HERETO AND IS INCORPORATED HEREIN BY REFERENCE.**

18128742.2

submitted electronically by "Moss Woods PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 019008, Pages 02353-02357.

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

A map showing the property is recorded in Condo Maps Book 2017, Page 47, Wake County Registry.

The property which is the subject of this instrument is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the Wake County Land Records, Book 16690, Page 2621.

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:

**SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

*[remainder of page intentionally blank]*

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

**GRANTOR:**

**SONORAN RALEIGH LLC,**  
a Delaware limited liability company

By: 

Name: Christopher P. Devine

Title: Vice President

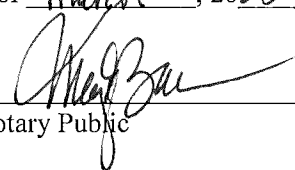
**ACKNOWLEDGEMENT**

STATE OF Massachusetts )

COUNTY OF Suffolk )

I, Mary E. Barker, a notary public of the county and state aforesaid, certify that Christopher P. Devine personally came before me this day and acknowledged that he is the VP of Sonoran Raleigh LLC, a Delaware limited liability company, and that he, as such VP, being authorized to do so, executed the foregoing instrument on behalf of the company.

Witness my hand and official seal this 10 day of March, 2025.

  
Notary Public

(OFFICIAL SEAL)

My Commission Expires: 2/17/2028

Printed Name: Mary E Barker

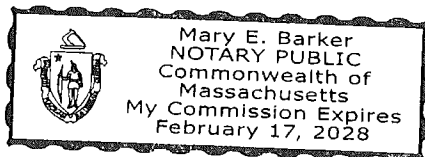


EXHIBIT "A" to Deed

LEGAL DESCRIPTION

Lying and being in Wake County, North Carolina, and more particularly described as follows:

BEING all of the "Unit 1 (Wrap Unit)" of One Glenwood Land Condominium as described and designated in that certain Declaration of Condominium for One Glenwood Land Condominium (as the same may be amended from time to time, the "Declaration") filed for registration in Book 16865, Page 2438, and also shown as "Unit 1 (Wrap Unit)", including that portion of the "Unit 1 and Unit 2 Overlap" area existing above a vertical elevation of 355' above sea level and designated as Unit 1, on that certain Plat entitled "One Glenwood Land Condominium," prepared by The John R. McAdams Company, Inc., dated April 19, 2017 and recorded in Condo Maps Book 2017, Page 47, Wake County Registry, together with an undivided percentage interest in and to the Common Elements as described and set forth in said Declaration and the exhibits attached thereto, as amended from time to time, reference to said Declaration, and the exhibits attached thereto, being hereby made for a more detailed description of said Common Elements, and including specifically easements appurtenant to said Unit as specifically enumerated in said Declaration

EXHIBIT "B" to Deed

PERMITTED EXCEPTIONS

1. The lien for all taxes for year 2025 and thereafter, which are not yet due and payable.
2. Declaration of Maintenance Covenant and Grant of Protection Easements for Stormwater Control Facilities recorded in Book 16892, Page 267, Wake County Registry.
3. Declaration of City of Raleigh Required City Code Provisions for Developments With Common Elements and Common Expenses recorded in Book 16892, Page 218, Wake County Registry.
4. Declaration of Condominium recorded in Book 16865, Page 2438; and as affected by that First Amendment to Declaration of Condominium for One Glenwood Land Condominium recorded in Book 16986, Page 2018, Wake County Registry.
5. Declaration of Cross-Access Easements by and between Glenwood One Office, LLC, a Maryland limited liability company and Glenwood One South, LLC, a Maryland limited liability company recorded in Book 16963, Page 326, Wake County Registry.
6. Easements and any other facts as shown on plat recorded in Book of Maps 1950, Page 55; Books of Maps 1980, Page 279; Book of Maps 2016, Page 1809; Books of Maps 2017, Pages 283-284; Condo Map Book 2017, Page 47; Book of Maps 2017, Page 1722 and Book of Maps 2017, Page 2489, Wake County Registry.
7. Reciprocal Easement and Cost Sharing Agreement by and among Glenwood One Office, LLC, a Maryland limited liability company, Glenwood One South, LLC, a Maryland limited liability company and Raleigh Hotel Group, LLC, a North Carolina limited liability company recorded in Book 16986, Page 2047, Wake County Registry.
8. Easements or rights-of-way in favor of Sprint Communications Company L.P., Qwest Communications Company, LLC, and Level 3 Communications, LLC recorded in Book 15156, Page 1716; and Book 15487, Page 578, Wake County Registry.
9. Easements or rights-of-way in favor of Carolina Power & Light Company recorded in Book 2861, Page 850, Wake County Registry.
10. Notice of Brownfields Property recorded in Book 16690, Page 2621, Wake County Registry.