

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$85,400.00 REID: 0052929 PIN: 0658336802

Mail after recording to: Grantee

This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A.
[WITHOUT BENEFIT OF TITLE EXAMINATION]

Brief Description for the Index: Lot 2, Book of Maps 2014, Page 405, Wake County

THIS DEED made as of the 15th day of September, 2023, by and between:

GRANTOR	GRANTEE
Holly Springs Phase II, LLC, a North Carolina limited liability company c/o Chaucer Creek Capital LLC 3605 Glenwood Avenue, Suite 445 Raleigh, NC 27612	Triangle Magnolia, LLC, a North Carolina limited liability company c/o Triangle Real Estate of Gastonia, Inc. 165 South York Street Gastonia, NC 28052

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Holly Springs, Holly Springs Township, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17255, Page 2313, Wake County Registry.

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

A map showing the above-described property is recorded in Book of Maps 2014, Page 405, Wake County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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.

(Signature page follows)

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

GRANTOR:

Holly Springs Phase II, LLC,
a North Carolina limited liability company

By: Chaucer Creek Capital LLC,
a North Carolina limited liability company,
Manager

By: 
William M. McClatchey, Jr., Manager

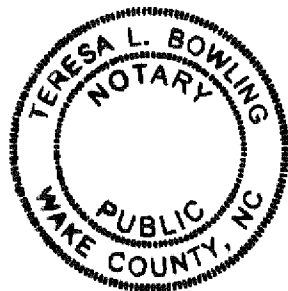
STATE OF NORTH CAROLINA


COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein:

William M. McClatchey, Jr.

Date: September 11, 2023




Teresa L. Bowling
Notary Printed Name

My Commission Expires: August 25, 2028

(Official Seal)

[Signature Page to Special Warranty Deed]

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

All that certain lot or parcel of land situate in Holly Springs Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 2, containing 12.869 acres, as shown on plat entitled "Holly Springs NC Apartments LP, Holly Springs Township, Wake County – North Carolina" dated August 20, 2010, revised February 21, 2014 and March 14, 2014, prepared by Benton W. Dewar and Associates and recorded in Book of Maps 2014, page 405, Wake County Registry.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstances affecting the Title disclosed by plats recorded in Book of Maps 2012, Page 1283; Book of Maps 2014, Page 405; Book of Maps 2021, Pages 1368 & 1369, Wake County Registry.
2. Right of Way Agreement in favor of the North Carolina Department of Transportation recorded in Book 7987, Page 932, Wake County Registry.
3. Easement(s) to Carolina Power & Light Company recorded in Book 2277, Page 45, Wake County Registry.
4. Easement(s) to Carolina Power & Light Company d/b/a Progress Energy Carolinas, Inc., recorded in Book 15053, Page 43, Wake County Registry.
5. Easement and Memorandum of Agreement between Holly Springs Phase II, LLC, and Spectrum Southeast, LLC recorded in Book 17670, Page 2674, Wake County Registry.
6. Town of Holly Springs Operations and Maintenance Manual Structural Stormwater Best Management Practice (BMP) Maintenance Acknowledgement by Holly Springs Phase II, LLC recorded in Book 19024, Page 90, Wake County Registry.
7. Private Storm Drainage Easement, Public Utility Easement, and SCM Maintenance & Access Easement as shown on Easement Dedication plat recorded in Book of Maps 2021, Pages 1368 & 1369, Wake County Registry.
8. Annexation Ordinance recorded in Book 14124, Page 2558, Wake County Registry.