

SPECIAL WARRANTY DEED

NORTH CAROLINA)
)
WAKE COUNTY) **SPECIAL WARRANTY DEED**

Drafted by: Jodi D. Hildebran, Esq.

Return to: Grantee

Excise Tax: \$128,500.00
Tax PIN: 17007606886

THIS SPECIAL WARRANTY DEED made this 16th day of October, 2023, by and between:

REEP-MF VERDE NC LLC,
a Delaware limited liability company, (hereinafter "**Grantor**"),
having an address of
c/o NYL Investors LLC,
3475 Piedmont Road NE, Suite 575
Atlanta, GA 30305,

and

6350 TERRA VERDE DRIVE, LLC,
a Delaware limited liability company, (hereinafter "**Grantee**"),
having an address of
c/o Beacon Real Estate Group LLC
2020 Ponce de Leon Boulevard, Suite 1005A
Coral Gables, Florida 33134

ASDLC: 465378

submitted electronically by "First American Title Insurance Company NCS New York National Accts"
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 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, together with all buildings and improvements thereon, situated in Wake County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference

The property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14208, Page 864.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, improvements 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, but no further, and subject to the exceptions set forth in **Exhibit B**.

Title to the property hereinabove described is subject to the exceptions set forth in **Exhibit B** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the day and year first above written.

[Signature page follows.]

Grantor Signature Page to Special Warranty Deed

REEP-MF VERDE NC LLC,
a Delaware limited liability company

By: [Signature] (seal)
Name: Page H. Gostling
Title: Vice President

STATE/Commonwealth of New York
COUNTY/CITY OF New York

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Page H. Gostling

Date: October 5, 2013

Mariana Fradman Notary Public
Mariana Fradman Printed Name

My commission expires:

11-19-2025

FRADMAN MARIANA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FR6066571
Qualified in King County
Commission Expires November 19, 2025

EXHIBIT A

LEGAL DESCRIPTION

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

Being all that certain tract of land as shown on the plat of survey recorded in Book of Maps 2006 at Page 1574, Wake County Registry, and containing approximately 11.719 acres,

Together with (i) the Offer of Cross Access Easement recorded in Book 12110, Page 2138 of the Wake County Registry; (ii) the Offer of Cross Access Easement recorded in Book 12110, Page 2128 of the Wake County Registry; and (iii) the Offer of Cross Easement recorded in Book 12110, Page 2118 of the Wake County Registry.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Ad valorem taxes for the remainder of 2023 and subsequent years, a lien not yet due and payable.
2. Rights of residential tenants in possession, as tenants only with no right of first offer, no right of first refusal and no purchase option under unrecorded leases assigned by Grantor to Grantee pursuant to that certain Assignment and Assumption of Leases of even date herewith.
3. Easements and any other facts as shown on plat recorded in Book of Maps 2006, Page 1574; Book of Maps 1992, Page 443; Book of Maps 1987, Page 165, Wake County Registry.
4. Easement to Carolina Power & Light Company, a North Carolina public service corporation, d/b/a Progress Energy Carolinas, Inc., recorded in Book 12411, Page 1510; Book 1093, Page 277; Book 1379, Page 197; Book 1887, Page 1; Book 2925, Page 853; Book 4201, Page 548; Book 4485, Page 959, Wake County Registry.
5. Easement to City of Raleigh recorded in Book 4075, Page 556; Book 5405, Page 944; Book 5405, Page 926; Book 12110, Page 2109, Wake County Registry.
6. Offer of Cross Access Easement(s) recorded in Book 12110, Page 2138; Book 12110, Page 2128; Book 12110, Page 2118, Wake County Registry.
7. Transit Easement to The City of Raleigh recorded in Book 12110, Page 2098, Wake County Registry.
8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters as disclosed by that certain ALTA/NSPS Land Title Survey prepared by Dan Gregory (PLS L-5240) of Bass, Nixon & Kennedy, Inc Consulting Engineers dated August 17, 2023, last revised _____, and designated Job No. 23123:
 - (a.) Rights of others to maintain, service and/or access water, electric, sewer and cable utilities located on Parcel 1 of the Land.