

Revenue stamps: \$63,863.00
REIDs: See Exhibit C

Prepared by and return to: Michael F. King, K&L Gates LLP
301 Hillsborough Street, Suite 1200
Raleigh, NC 27603

Brief Description for the Index

Stone River Subdivision, Phases 1 and 2, Wake County

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 14th day of February, 2024, by and between

GRANTOR	GRANTEE
A.C. Knightdale Investments, LLC, a Delaware limited liability company with a mailing address of: c/o Amherst Residential, LLC 5001 Plaza on the Lake, Suite 200 Austin, Texas 78746	AG EHC II (LEN) Multi State 4, LLC, a Delaware limited liability company with a mailing address of: c/o Essential Housing Asset Management, LLC 8585 E. Hartford Drive, Suite 118 Scottsdale, Arizona 85255

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.
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 good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those certain tracts or parcels of land lying and being in Wake County, North Carolina, being more particularly described on Exhibit A attached hereto and incorporated herein (the “Property”).

Submitted electronically by K&L Gates LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18283, Page 2180, Wake County Registry.

A map showing the above-described property is recorded in Book of Maps 2022, Pages 709-717, Wake County Registry, and Book of Maps 2022, Pages 980-985, Wake County Registry.

TO HAVE AND TO HOLD the Property, together with all buildings, structures and improvements thereon and all privileges and appurtenances thereto belonging to the 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, except for the exceptions hereinafter stated.

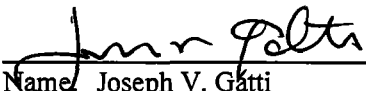
Title to the Property is subject to the exceptions listed in Exhibit B attached hereto and incorporated herein by reference.

[signature page follows]

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

GRANTOR:

A.C. KNIGHTDALE INVESTMENTS, LLC,
a Delaware limited liability company

By: 
Name: Joseph V. Gatti
Title: Authorized Signatory

Travis County, Texas

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: Joseph V. Gatti.

Date: 02/06/24

My Commission Expires:

May 24, 2025
[Affix Notary Stamp or Seal below]


Notary Public
Print Name: Desiree Suovik

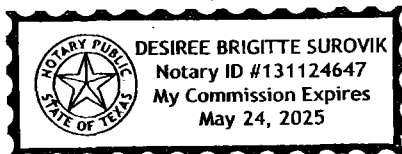


Exhibit A

BEING all those certain tracts or parcels of land lying and being in Wake County, North Carolina, and being more particularly described as follows:

StoneRiver Phases 1 and 2:

Lying and being situate in Wake County, NC, and being more particularly described as follows:

Phase 1:

Being all of the 36.36 acres of land contained in StoneRiver Subdivision, Phase 1, as shown on plat recorded in Book of Maps 2022, Pages 709-717, Wake County Registry, including but not limited to, the following described property as shown thereon:

Tract 1: (89 lots)

Being all of Lots 1-35, 74-93, 110-131 and 152-163, inclusive, StoneRiver Subdivision, Phase 1, containing a total of 14.42 acres, as shown on plats recorded in Book of Maps 2022, Pages 709- 717, Wake County Registry.

Tract 2: (Open Space tracts)

Being all of the Open Space tracts of StoneRiver Subdivision, Phase 1, labeled as 1.13 acres, 2.13 acres, 2.47 acres and 5.23 acres of Open Space, with 1.28 acres labeled as Future Amenity Area, containing a total of 12.24 acres, as shown on plats recorded in Book of Maps 2022, Pages 709-717, Wake County Registry.

Tract 3: (Right of Way areas)

Being all of the public and private Right of Way areas of StoneRiver Subdivision, Phase 1, labeled as Basswood Glen Trail, Cassa Clubhouse Way, Hardin Hill Lane, Hazelnut Ridge Lane, Longleaf Grove Lane, Sierra Grove Lane (the public rights of way), and Dawntree Way, Persimmon Tree Place, Redbay Ridge Trail, Sweet River Lane and Tanbark Ridge Road (the private rights of way), containing a total of 9.70 acres, as shown on plats recorded in Book of Maps 2022, Pages 709-717, Wake County Registry.

Phase 2:

Being all of the 16.39 acres of land contained in StoneRiver Subdivision, Phase 2, as shown on plats recorded in Book of Maps 2022, Pages 980-985, Wake County Registry, including but not limited to, the following described property as shown thereon:

Tract 1: (97 lots)

Being all of Lots 36-73, 94-109, 132-151 and 164-186, inclusive, StoneRiver Subdivision, Phase 2, containing a total of 11.32 acres, as shown on plat recorded in Book of Maps 2022, Pages 980-985, Wake County Registry.

Tract 2: (Open Space tract)

Being all of the Open Space tract of StoneRiver Subdivision, Phase 2, labeled as 1.53 acres, as shown on plat recorded in Book of Maps 2022, Pages 980-985, Wake County Registry.

Tract 3: (Right of Way areas)

Being all of the public and private Right of Way areas of StoneRiver Subdivision, Phase 2, labeled as Basswood Glen Trail, Cassa Clubhouse Way, Hazelnut Ridge Lane, Longleaf Grove Lane (the public rights of way), and Dawntree Way, Persimmon Tree Place, Redbay Ridge Trail and Tanbark Ridge Road (the private rights of way), containing a total of 3.54 acres, as shown on plat recorded in Book of Maps 2022, Pages 980-985, Wake County Registry.

STONERIVER PHASES 1 AND 2 COMBINED ARE ALSO DESCRIBED AS:

BEGINNING AT AN EXISTING IRON ROD ON THE SOUTHERN RIGHT-WAY OF INTERSTATE 496, BEING A COMMON CORNER WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (DB 9140, PG 602); THENCE S 00°10'39" W, 1083.66 FEET TO AN EXISTING IRON PIPE; THENCE S 05°27'02" E, 70.27 FEET TO AN EXISTING IRON PIPE; THENCE S 84°40'40" W, 130.49 FEET TO AN EXISTING IRON PIPE; THENCE WITH A CURVE TO THE LEFT WHOSE RADIUS IS 560.19 FEET AN ARC DISTANCE OF 235.98 FEET AND WHOSE LONG CHORD BEARS S 72° 27' 51" W FOR A DISTANCE OF 234.24 FEET TO AN EXISTING IRON PIPE; THENCE S 60°23'47" W, 235.38 FEET TO AN EXISTING IRON PIPE; THENCE WITH A CURVE TO THE LEFT WHOSE RADIUS IS 31.04 FEET AN ARC DISTANCE OF 45.79 FEET AND WHOSE LONG CHORD BEARS S 16° 18' 05" W FOR A DISTANCE OF 41.75 FEET TO AN EXISTING IRON PIPE; THENCE S 25°57'44" E, 129.74 FEET TO AN EXISTING IRON PIPE; THENCE S 21°38'25" E, 174.74 FEET TO AN EXISTING IRON PIPE; THENCE S 84°28'25" W, 101.10 FEET TO AN EXISTING IRON PIPE; THENCE S 58°31'32" W, 17.50 FEET TO AN EXISTING IRON PIPE; THENCE S 38°58'56" W, 14.90 FEET TO AN EXISTING IRON PIPE; THENCE S 70°18'27" W, 49.00 FEET TO AN EXISTING IRON PIPE; THENCE N 22°26'43" W, 186.70 FEET TO AN EXISTING IRON PIPE; THENCE N 23°30'35" W, 85.48 FEET TO AN EXISTING IRON PIPE; THENCE N 7°35'50" W, 32.46 FEET TO AN EXISTING IRON PIPE; THENCE N 5°42'05" W, 109.73 FEET TO AN EXISTING IRON PIPE; THENCE N 86°25'59" W, 158.18 FEET TO AN EXISTING IRON PIPE; THENCE S 84°19'55" W, 140.70 FEET TO AN EXISTING IRON PIPE; THENCE N 86°46'07" W, 84.45 FEET TO AN EXISTING IRON PIPE; THENCE S 76°21'57" W, 72.34 FEET TO AN EXISTING IRON PIPE; THENCE N 82°09'41" W, 23.50 FEET TO AN EXISTING IRON PIPE; THENCE S 86°26'04" W, 250.06 FEET TO AN EXISTING IRON PIPE; THENCE S 87°38'21" W, 60.00 FEET TO AN EXISTING IRON PIPE; THENCE S 69°12'45" W, 170.67 FEET TO AN EXISTING IRON PIPE; THENCE S 71°09'36" W, 120.21 FEET TO AN EXISTING IRON PIPE; THENCE S 67°49'19" W, 101.42 FEET TO AN EXISTING IRON PIPE; THENCE N 88°30'16" W, 126.36 FEET TO AN EXISTING IRON PIPE; THENCE N 75°19'20" W, 70.59 FEET TO AN EXISTING IRON PIPE; THENCE N 86°36'32" W, 70.85 FEET TO AN EXISTING IRON PIPE; THENCE N 76°34'29" W, 118.71 FEET TO AN EXISTING IRON PIPE; THENCE S 86°16'27" W, 140.48 FEET TO AN EXISTING IRON PIPE; THENCE S 0°38'39" E, 95.77 FEET TO AN EXISTING IRON PIPE; THENCE S 34°29'25" E, 87.47 FEET TO AN EXISTING IRON PIPE; THENCE S 52°45'30" W, 72.64 FEET TO AN EXISTING IRON PIPE; THENCE N 42°26'09" W, 162.43 FEET TO AN EXISTING IRON PIPE; THENCE N 1°11'09" E, 206.03 FEET TO AN EXISTING IRON PIPE; THENCE N 8°58'42" W, 136.63 FEET TO AN EXISTING IRON PIPE; THENCE N 18°37'00" W, 150.35 FEET TO AN EXISTING IRON PIPE; THENCE, N 67° 45' 36" E FOR A DISTANCE OF 2800.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,214,063 SQUARE FEET OR 50.828 ACRES OF LAND, MORE OR LESS, ACCORDING TO PLAT OF SURVEY RECORDED IN BOOK OF MAPS 2017, PAGES 1490 AND 1491, WAKE COUNTY REGISTRY, WHICH PLAT IS REFERENCED FOR A MORE PARTICULAR DESCRIPTION.

StoneRiver Phases 1 and 2 Easement Parcel:

TOGETHER WITH ANY AND ALL REAL ESTATE INTERESTS CONVEYED IN THAT CERTAIN TEMPORARY CONSTRUCTION AND EASEMENT AGREEMENT RECORDED IN BOOK 17175, PAGE 603 AND IN BOOK 17205, PAGE 1177, WAKE COUNTY REGISTRY.

StoneRiver Phases 1 and 2 are conveyed together with the following:

TOGETHER WITH the access easements contained in the Declarations of Access Easement recorded in Book 12664, Page 968; Book 12664, Page 1021; and Book 12664, Page 1036, Wake County Registry.

TOGETHER WITH any real estate interest appurtenant to the above-described property as described in that Infrastructure Development Agreement recorded in Book 12664, Page 837, as assigned in Book 14372, Page 2006, Wake County Registry.

Exhibit B

1. Taxes or assessments for the year 2024, and subsequent years, not yet due or payable.
2. The following matters disclosed by that certain ALTA/NSPS Land Title Survey entitled "STONERIVER SUBDIVISION FOR LENNAR TITLE, LLC" by James D. Whitacre, PLS, dated January 3, 2024 ("Survey"): 50' Neuse River Buffer; 10' Type 'A' Buffer; 20' Private Drive Easement; Service Utilities.
3. Temporary Construction and Access Easement from A.C. Knightdale Investments, LLC and A.C. Knightdale Investments II, LLC to VPTM Silverstone LB LLC recorded in Book 18933, Page 1385, Wake County Registry, and as shown on Survey.
4. Declaration of Covenants, Conditions and Restrictions for StoneRiver Community Association, Inc. recorded in Book 18977, Page 2028 and Book 19347, Page 1387, Wake County Registry.
5. Matters shown on the plat(s) for StoneRiver Phase 1 recorded in Book of Maps 2022, Pages 709 through 717, Wake County Registry.
6. Matters shown on the plat(s) for StoneRiver Phase 2 recorded in Book of Maps 2022, Pages 980 through 985, Wake County Registry.
7. Matters shown on the plat(s) for StoneRiver Phases 3 and 4 recorded in Book of Maps 2023, Pages 1946 through 1961, Wake County Registry.
8. Town of Knightdale Annexation Ordinance #18-01-24-001 recorded in Book 17058, Page 458, as shown on Survey, and associated Annexation Plat recorded in Book of Maps 2018, Page 434, Wake County Registry.
9. Matters shown on the plat(s) recorded in Book of Maps 2017, Pages 91 and 92; and Book of Maps 2017, Pages 1490 and 1491, Wake County Registry.
10. Terms and conditions of that Infrastructure Development Agreement by and between Bobby L. Murray Trust, Panther Rock, LLC, Riverside Plantation, LLC, and Town of Knightdale recorded in Book 12664, Page 837, and associated Assignment and Assumption of Infrastructure Development Agreement by and between Panther Rock, LLC, Assignee, Cheswick Investments, LLC, Assignee, and consented to by Town of Knightdale, Riverside Plantation, LLC and Bobby L. Murray Trust recorded in Book 14372, Page 2006, Wake County Registry, and the rights of others in and to the use thereof.
11. Stone River Subdivision Utility Allocation Agreement recorded in Book 17013, Page 1463, as amended by that First Amendment recorded in Book 17325, Page 2385, and as corrected in Book 17389, Page 843, as further amended by that Second Amendment recorded in Book 17655, Page 1712, Wake County Registry, and associated Assignment and Assumption of Stone River Subdivision Utility Allocation Agreement by and between Agency Partners, L.L.C., Assignor, and Cassa Knightdale, LLC, Assignee, recorded in Book 17614, Page 1638, Wake County Registry, and subsequent Assignment and Assumption of Stone River Subdivision Utility Allocation Agreement by and between Cassa Knightdale, LLC, Assignor, and A.C. Knightdale Investments, LLC recorded in Book 18283, Page 2191, Wake County Registry.
12. Right of Way Grant for Transmission Line to Carolina Power and Light Company recorded in Book 435, Page 419 and as amended and widened in Book 1459, Page 563, Wake County Registry, and as shown on Survey.
13. Right(s)-of-way/Easement(s) to Carolina Power & Light Company recorded in Book 1632, Page 124; and Book 1309, Page 34, Wake County Registry.
14. Right(s)-of-way/Easement(s) to Duke Energy Progress, LLC recorded in Book 18065, Page 111; and Book 18212, Page 1949, Wake County Registry.
15. 18. Right(s)-of-way/Easement(s) to City of Raleigh for Sanitary Sewer Purposes recorded in Book 12664, Page 998, Wake County Registry, and as shown on Survey.
16. Deed of Easement to Town of Knightdale recorded in Book 3629, Page 805 and as shown on plat of survey recorded in Book of Maps 1985, Page 1467, Wake County Registry, and as shown on Survey (Phases 1 and 2)

17. Right(s)-of-way/Easement(s) to the City of Raleigh for Access for Egress/Ingress and Temporary Construction recorded in Book 17861, Page 484, Wake County Registry, and as shown on Survey. (Phases 1 and 2)
18. Consent Judgment in favor of the Department of Transportation recorded in Book 9645, Page 284, Wake County Registry and associated Memorandum of Action recorded in Book 7816, Page 736, Wake County Registry. (Phases 1 and 2 Easement Parcel)
19. Consent Judgment in favor of the Department of Transportation recorded in Book 11213, Page 232, Wake County Registry and associated Memorandum of Action recorded in Book 9408, Page 1953, Wake County Registry. (Phases 1 and 2 Easement Parcel)
20. Right(s)-of-way/Easement(s) to Town of Knightdale recorded in Book 3629, Page 805, Wake County Registry, and as shown on Survey. (Phases 1 and 2 Easement Parcel)
21. Right(s)-of-way/Easement(s) to Carolina Power and Light Company recorded in Book 18212, Page 1949, Wake County Registry. (Phases 1 and 2 Easement Parcel)
22. Right of Way Grant for Transmission Line to Carolina Power and Light Company recorded in Book 435, Page 419 and as amended and widened in Book 1459, Page 563, Wake County Registry, and as shown on Survey. (Phases 1 and 2 Easement Parcel)
23. Town of Knightdale Special Use Permit recorded in Book 6577, Page 698, Wake County Registry. (Phases 1 and 2 Easement Parcel)
24. The Declaration of Maintenance Covenant, Stormwater Easement and Agreement for Maintenance for Stormwater Control Facilities for Stoneriver Subdivision Phase 1, TOK Case #S-6-16 recorded in Book 19537, Page 532, Wake County Registry.

Exhibit C

Lot Number	Real Estate ID	Lot Number	Real Estate ID	Lot Number	Real Estate ID
1	496444	46	496489	91	496534
2	496445	47	496490	92	496535
3	496446	48	496491	93	496536
4	496447	49	496492	94	496537
5	496448	50	496493	95	496538
6	496449	51	496494	96	496539
7	496450	52	496495	97	496540
8	496451	53	496496	98	496541
9	496452	54	496497	99	496542
10	496453	55	496498	100	496543
11	496454	56	496499	101	496544
12	496455	57	496500	102	496545
13	496456	58	496501	103	496546
14	496457	59	496502	104	496547
15	496458	60	496503	105	496548
16	496459	61	496504	106	496549
17	496460	62	496505	107	496550
18	496461	63	496506	108	496551
19	496462	64	496507	109	496552
20	496463	65	496508	110	496553
21	496464	66	496509	111	496554
22	496465	67	496510	112	496555
23	496466	68	496511	113	496556
24	496467	69	496512	114	496557
25	496468	70	496513	115	496558
26	496469	71	496514	116	496559
27	496470	72	496515	117	496560
28	496471	73	496516	118	496561
29	496472	74	496517	119	496595
30	496473	75	496518	120	496596
31	496474	76	496519	121	496597
32	496475	77	496520	122	496598
33	496476	78	496521	123	496599
34	496477	79	496522	124	496600
35	496478	80	496523	125	496601
36	496479	81	496524	126	496602
37	496480	82	496525	127	496603
38	496481	83	496526	128	496604
39	496482	84	496527	129	496605
40	496483	85	496528	130	496606
41	496484	86	496529	131	496607
42	496485	87	496530	132	496608
43	496486	88	496531	133	496609
44	496487	89	496532	134	496610
45	496488	90	496533	135	496611

Lot Number	Real Estate ID	Lot Number	Real Estate ID
136	496612	181	496666
137	496613	182	496667
138	496614	183	496668
139	496615	184	496669
140	496616	185	496670
141	496617	186	496671
142	496618	Open Space 1	496672
143	496619	Open Space 2	496673
144	496620	Open Space 3	496674
145	496621	Open Space 4	496675
146	496622	Open Space 5	496676
147	496623	Amenity Site	496678
148	496624		
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