

Revenue stamps: \$77,722.00
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 3 and 4, Wake County

NORTH CAROLINA SPECIAL WARRANTY DEED

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

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

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 18637, Page 1926, Wake County Registry.

A map showing the above-described property is recorded in Book of Maps 2023, Pages 1946 through 1961, 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 II, LLC,
a Delaware limited liability company

By: *Joseph V. Gatti*
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: 07-06-24

My Commission Expires:

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

Desiree Surovik
Notary Public
Print Name: Desiree Surovik

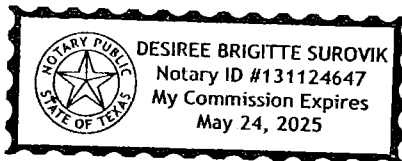


Exhibit A

StoneRiver Phases 3 and 4

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

BEING all of Lot 2, containing 112.927 acres, as shown on a plat entitled, "Exempt Subdivision Final Plat for Agency Partners, LLC" recorded in Book of Maps 2017, Pages 1490 and 1491, Wake County Registry, which plat is referenced for a more particular description, including but not limited to, the residential lots, open space tracts and public and private right of way areas as subsequently shown on Subdivision Plat for StoneRiver Phases 3 and 4 recorded in Book of Maps 2023, Pages 1946 through 1961, Wake County Registry, which plat is referenced for a more particular description.

StoneRiver Phases 3 and 4 include 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. 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)

17. 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)
18. 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)
19. 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)
20. 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)
21. Town of Knightdale Special Use Permit recorded in Book 6577, Page 698, Wake County Registry. (Phases 1 and 2 Easement Parcel)
22. Greenway Easement Agreement from A.C. Knightdale Investments II, LLC to VPTM Silverstone LB LLC recorded in Book 19265, Page 1493, Wake County Registry, and as shown on Survey. (Phases 3 and 4)
23. Right(s)-of-way/Easement(s) to City of Raleigh for Sanitary Sewer recorded in Book 14339, Page 1735, Wake County Registry, and as shown on Survey. (Phases 3 and 4)
24. Easement to City of Raleigh for Sanitary Sewer and Temporary Construction Easements recorded in Book 17861, Page 2056, Wake County Registry, and as shown on Survey. (Phases 3 and 4)
25. Right(s)-of-way/Easement(s) to Carolina Power and Light Company recorded in Book 4510, Page 865, Wake County Registry, and as shown on Survey. (Phases 3 and 4)

Exhibit C

Lot Number	Real Estate ID	Lot Number	Real Estate ID
187	512680	232	512737
188	512681	233	512738
189	512682	234	512739
190	512683	235	512740
191	512684	236	512741
192	512685	237	512742
193	512686	238	512743
194	512687	239	512744
195	512688	240	512745
196	512689	241	512746
197	512690	242	512747
198	512691	243	512748
199	512692	244	512749
200	512693	245	512750
201	512694	246	512751
202	512695	247	512752
203	512696	248	512753
204	512697	249	512754
205	512698	250	512755
206	512699	251	512756
207	512700	252	512757
208	512701	253	512758
209	512702	254	512759
210	512703	255	512760
211	512704	256	512761
212	512705	257	512762
213	512706	258	512763
214	512707	259	512764
215	512708	260	512765
216	512709	261	512766
217	512710	262	512767
218	512711	263	512768
219	512712	264	512769
220	512725	265	512770
221	512726	266	512771
222	512727	267	512772
223	512728	268	512773
224	512729	269	512774
225	512730	270	512775
226	512731	271	512776
227	512732	272	512777
228	512733	273	512778
229	512734	274	512779
230	512735	275	512780
231	512736	276	512781

Lot Number	Real Estate ID	Lot Number	Real Estate ID
277	512782	322	512827
278	512783	323	512828
279	512784	324	512829
280	512785	325	512830
281	512786	326	512831
282	512787	327	512832
283	512788	328	512833
284	512789	329	512834
285	512790	330	512835
286	512791	331	512836
287	512792	332	512837
288	512793	333	512838
289	512794	334	512839
290	512795	335	512840
291	512796	336	512841
292	512797	337	512842
293	512798	338	512843
294	512799	339	512844
295	512800	340	512845
296	512801	341	512846
297	512802	342	512847
298	512803	343	512848
299	512804	344	512849
300	512805	345	512850
301	512806	346	512851
302	512807	347	512852
303	512808	348	512853
304	512809	349	512854
305	512810	350	512855
306	512811	351	512856
307	512812	352	512857
308	512813	353	512858
309	512814	354	512859
310	512815	355	512860
311	512816	356	512861
312	512817	357	512862
313	512818	358	512863
314	512819	359	512864
315	512820	360	512865
316	512821	361	512866
317	512822	362	512867
318	512823	363	512868
319	512824	364	512869
320	512825	365	512870
321	512826	366	512871

Lot Number	Real Estate ID
367	512872
368	512873
369	512874
370	512875
371	512876
372	512877
373	512878
374	512879
375	512880
376	512881
377	512882
378	512883
379	512884
380	512885
381	512886
382	512887
383	512888
384	512889
385	512890
386	512891
387	513882
388	513883
389	513884
390	513885
391	513886
392	513887
393	513888
394	513889
395	513890
396	513891
397	513892
398	513893
399	513894
400	513895
401	513896
Passive Open Space 1	513897
Open Space 1	513898