

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 14<sup>th</sup> day of February, 2024, by and between

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

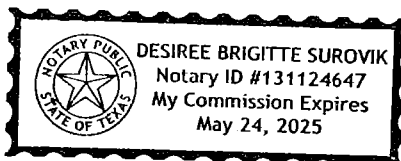
I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joseph V. Gatti.

Date: 02-06-24

My Commission Expires:

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

Desiree Suovik  
Notary Public  
Print Name: Desiree Suovik



**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         |