

Prepared by:
Stephanie L. Sanders, Esq.
Poyner Spruill LLP (Box 160)
Post Office Box 1801
Raleigh, North Carolina 27602

After Recording Return to:
HCH Raleigh RE 3, LLC
c/o Holman National Retail Holdings
4001 Leadenhall Road
Mount Laurel, NJ 08054-5039
Attention: Eugene Welsh, President

Revenue Stamps: \$123,920.00
Tax PIN: 1727881259
and 1727880816

Recording requested by:
First American Title Ins. Co.
50 S 16th Street, Suite #2600
Philadelphia, PA 19102
NCS-1N3YNC 03.1-PHIL

NORTH CAROLINA SPECIAL WARRANTY DEED

Grantor states that the Property does not include the primary residence of Grantor.

NORTH CAROLINA
WAKE COUNTY

THIS SPECIAL WARRANTY DEED is made this 18th day of March, 2024 by **MLC AUTOMOTIVE 1, LLC, a North Carolina limited liability company** (“Grantor”), with a mailing address of 8801 Durant Road, Raleigh, NC 27616, to **HCH RALEIGH RE 3, LLC, a Delaware limited liability company** (“Grantee”), with a mailing address of c/o Holman National Retail Holdings, 4001 Leadenhall Road, Mount Laurel, NJ 08054-5039, Attention: Eugene Welsh, President.

WITNESSETH

For and in consideration of \$10.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor 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 Wake County, North Carolina, which lot or parcel of land is more particularly described as follows (the “Property”):

See Exhibit A attached.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to 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, other than the exceptions described on **Exhibit B** attached hereto and incorporated by reference.


In addition to the conveyance of the Property described above, Grantor does hereby also release and quitclaim unto Grantee, its successors and assigns, all right, title and interest, if any, of Grantor in and to any portion of the land described in **Exhibit C** attached hereto which is not also included in the land described in **Exhibit A** (the "**Quitclaimed Property**"). Notwithstanding any provision of law or this Deed, Grantor makes no covenant, representation or warranty as to Grantor's estate, right, title or interest in all or any portion of the Quitclaimed Property.

The designation "Grantor", and "Grantee" as used herein shall include said named parties and their respective heirs, personal representatives, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has executed this instrument, under seal, as of the day and year first above written.

MLC AUTOMOTIVE 1, LLC, a North Carolina limited liability company (SEAL)

By: MLC AUTOMOTIVE, LLC, a North Carolina limited liability company, its Manager (SEAL)

By: 
Name: Linda J. Leith
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Linda J. Leith, Manager of MLC Automotive, LLC, a North Carolina limited liability company, Manager of MLC Automotive 1, LLC, a North Carolina limited liability company.

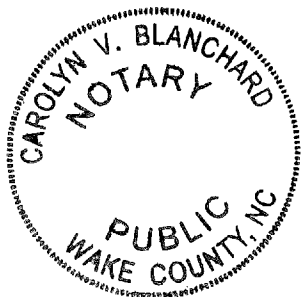
Date: March 13, 2024

Official Signature of Notary: 

Notary's Printed or Typed Name: Carolyn V. Blanchard, Notary Public

My Commission Expires: Dec. 13, 2026

(Official Seal)



**EXHIBIT A
ATTACHED TO DEED
FROM
MLC AUTOMOTIVE 1, LLC
TO
HCH RALEIGH RE 3, LLC**

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Wake, State of North Carolina, and is described as follows:

PARCEL ONE:

Being all of New Lot 2, containing 5.59 acres, as shown on that certain plat entitled "Cheviot New Lot 2 and New Lot 20 Owner: MLC Automotive, LLC Neuse Township North Carolina" dated May 10, 2018 and recorded December 14, 2018 in Book of Maps 2018, Pages 2443-2444, Wake County Registry.

Tax Parcel Number: 1727-88-1259

Property Address: 4005 Capital Hills Drive, Raleigh, NC 27616

PARCEL TWO:

Being all of New Lot 20, containing 33.01 acres, as shown on that certain plat entitled "Cheviot New Lot 2 and New Lot 20 Owner: MLC Automotive, LLC Neuse Township North Carolina" dated May 10, 2018 and recorded December 14, 2018 in Book of Maps 2018, Pages 2443-2444, Wake County Registry.

Tax Parcel Number: 1727-88-0816

Property Addresses: 2300 Capital Summit Court, Raleigh, NC 27616

2350 Capital Summit Court, Raleigh, NC 27616

4001 Capital Hills Drive, Raleigh, NC 27616

**EXHIBIT B
ATTACHED TO DEED
FROM
MLC AUTOMOTIVE 1, LLC
TO
HCH RALEIGH RE 3, LLC**

1. All declarations, easements, rights-of-way, restrictions, covenants and other matters of public record.
2. All gas, water, and mineral rights of others evidenced by instruments of public record, provided that none are currently being exercised on or beneath the surface of any property listed in Exhibit A in a manner that physically impacts the operation of the property.
3. Any matters that would be disclosed by an accurate, current survey and inspection of the property listed in Exhibit A.
4. The lien of ad valorem real estate taxes and assessments for the property listed on Exhibit A for the then-current year, not yet due or payable.

**EXHIBIT C
ATTACHED TO DEED
FROM
MLC AUTOMOTIVE 1, LLC
TO
HCH RALEIGH RE 3, LLC**

QUITCLAIMED PROPERTY

Tract 1:

Subject property being located in Wake County, North Carolina:

BEGINNING at an iron pipe found, said iron pipe being along the northerly right-of-way of Capital Hills Drive, thence leaving the northly right-of-way of Capital Hills Drive, N 03° 03' 12" E 54.93' to an iron pipe set;

Thence N 44° 23' 37" W 10.61' to an iron pipe set;

Thence N 00° 36' 23" E 252.79' to an iron pipe set;

Thence N 46° 23' 37" W 96.69' to an iron pipe set;

Thence N 27° 28' 17" W 26.48' to an iron pipe set;

Thence N 46° 23' 37" W 19.57' to an iron pipe set;

Thence N 43° 36' 23" E 66.37' to an iron pipe set;

Thence N 34° 58' 24" E 36.48' to a PK nail set;

Thence with a curve to the right, said curve having an arc length of 156.21' and a radius of 130.00', having a chord bearing and distance of N 69° 23' 49" E 146.98' to an iron pipe set;

Thence S 76° 10' 46" E 63.04' to an iron pipe set;

Thence S 46° 23' 37" E 37.11' to an iron pipe set;

Thence S 85° 58' 04" E 35.93' to an iron pipe set, said iron pipe being along the westerly right-of-way of Capital Summit Court;

Thence with the westerly right-of-way of Capital Summit Court the following courses and distances:

With a curve to the left, said curve having an arc length of 170.81' and a radius of 102.00', having a chord bearing and distance of S 47° 37' 18" E 151.54' to an iron pipe set;

With a curve to the right, said curve having an arc length of 70.73' and a radius of 90.50', having a chord bearing and distance of S 73° 12' 21" E 68.94' to an iron pipe set;

S 50° 48' 59" E 71.94' to an iron pipe set;

S 46° 21' 16" E 157.54' to an iron pipe set;

Thence with a curve to the right, said curve having an arc length of 39.28' and a radius of 25.00', having a chord bearing and distance of S 01° 23' 36" E 35.36' to an iron pipe found, said iron pipe being along the northerly right-of-way of Capital Hills Drive;

Thence with the northerly right-of-way of Capital Hills Drive, S 43° 36' 53" W 131.56' to an iron pipe found;

Thence with a curve to the right, said curve having an arc length of 306.80' and a radius of 355.50', having a chord bearing and distance of S 68° 19' 48" W 297.37' to an iron pipe found;
 Thence N 86° 56' 48" W 211.73' to an iron pipe found, said iron pipe also being THE POINT AND PLACE OF BEGINNING and containing 243,673 square feet or 5.594 acres, more or less.

The property described hereon is subject to all easements, rights-of-way, and restrictions of record.

Tract 2:

Subject property being located in Wake County, North Carolina:

BEGINNING at an iron pipe found, said iron pipe being along the northerly right-of-way of Capital Hills Drive, thence with the northerly right-of-way of Capital Hills Drive, with a curve to the left, said curve having an arc length of 228.97' and a radius of 434.50', having a chord bearing and distance of S 77° 57' 23" W 226.33' to an iron pipe set;

Thence S 62° 51' 35" W 188.37' to an iron pipe set;

Thence leaving the northerly right-of-way of Capital Hills Drive, N 48° 57' 27" W 107.83' to an iron pipe found;

Thence N 01° 21' 50" W 675.24' to an iron pipe set;

Thence N 13° 19' 46" W 195.28' to an iron pipe set;

Thence N 06° 34' 25" E 495.57' to an iron pipe set;

Thence N 62° 21' 33" E 238.03' to an iron pipe set;

Thence N 62° 21' 33" E 291.84' to an iron pipe set;

Thence N 70° 23' 15" E 252.08' to an iron pipe set, said iron pipe being along the westerly line of the Now or Formerly MLC Automotive, LLC property ("Pond Parcel");

Thence with the westerly line of the Pond Parcel the following courses and distances:

S 11° 29' 00" W 20.70' to an iron pipe set;

S 61° 42' 03" E 86.48' to an iron pipe set;

S 66° 48' 28" E 46.87' to an iron pipe set;

S 45° 00' 31" E 17.84' to a computed point;

S 32° 24' 17" E 20.88' to a computed point;

S 18° 10' 38" E 18.53' to a computed point;

S 27° 37' 59" E 16.23' to a computed point;

S 07° 33' 13" E 10.20' to a computed point;

S 16° 45' 18" E 12.80' to a computed point;

S 28° 10' 57" E 14.29' to a computed point;

S 39° 14' 03" E 13.32' to a computed point;

S 47° 44' 06" E 17.22' to a computed point;

S 34° 02' 04" E 15.33' to an iron pipe set;

S 26° 30' 17" E 42.46' to a computed point;

S 29° 45' 08" E 27.46' to a computed point;

S 23° 03' 27" E 37.82' to a computed point;

S 33° 43' 35" E 17.03' to an iron pipe set;

S 47° 09' 22" E 16.66' to a computed point;
 S 19° 57' 19" E 9.22' to a computed point;
 S 28° 08' 56" E 14.26' to a computed point;
 S 29° 59' 02" E 25.79' to a computed point;
 S 32° 23' 18" E 16.80' to a computed point;
 S 37° 23' 06" E 32.22' to a computed point;
 S 42° 08' 36" E 26.98' to a computed point;
 S 52° 26' 23" E 12.66' to an iron pipe set;
 S 59° 10' 35" E 28.63' to a computed point;
 S 51° 23' 19" E 45.56' to a computed point;
 S 54° 15' 16" E 26.54' to a computed point;
 S 56° 35' 39" E 24.61' to an iron pipe set;
 S 34° 42' 01" E 29.20' to a computed point;
 S 14° 29' 10" E 13.28' to a computed point;
 S 26° 49' 44" E 20.13' to a computed point;
 S 24° 27' 12" E 56.27' to an iron pipe set;
 S 14° 40' 07" E 39.53' to a computed point;
 S 19° 13' 06" E 12.68' to a computed point;
 S 28° 15' 55" E 23.32' to a computed point;
 S 18° 56' 40" E 54.16' to an iron pipe set;
 S 01° 47' 24" E 59.63' to a computed point;
 S 03° 24' 03" W 45.29' to a computed point;
 S 07° 26' 50" E 30.27' to a computed point;
 S 06° 24' 23" W 19.54' to an iron pipe set;
 S 00° 26' 14" E 53.97' to a computed point;
 S 14° 49' 51" E 19.72' to a computed point;
 S 26° 25' 10" E 26.69' to an iron pipe set;
 S 28° 45' 15" E 7.04' to a computed point;
 S 35° 22' 37" E 25.66' to a computed point;
 S 46° 02' 16" E 12.80' to a computed point;
 S 55° 39' 43" E 15.76' to a computed point;
 S 38° 54' 33" E 10.40' to a computed point;
 S 46° 05' 22" E 20.19' to an iron pipe set;
 S 46° 23' 37" E 68.49' to an iron pipe set, said iron pipe being along the northwesterly right-of-way of Capital Hills Drive;

Thence with the northerly right-of-way of Capital Hills Drive, S 43° 36' 23" W 44.31' to an iron pipe set;

Thence with a curve to the right, said curve having an arc length of 21.29' and radius of 405.50', having a chord bearing and distance of S 45° 06' 39" W 21.29' to an iron pipe set;

Thence S 46° 36' 56" W 206.54' to an iron pipe set;

Thence with a curve to the left, said curve having an arc length of 22.82' and radius of 434.50', having a chord bearing and distance of S 45° 06' 39" W 22.82' to an iron pipe set;

Thence S 43° 36' 23" W 50.50' to an iron pipe set;

Thence with a curve to the right, said curve having an arc length of 29.21' and a radius of 25.00', having a chord bearing and distance of S 77° 03' 56" W 27.57' to an iron pipe set, said iron pipe being along the easterly right-of-way of Capital Summit Court;

Thence with the easterly right-of-way of Capital Summit Court, N 46° 23' 37" W 193.22' to an iron pipe set;

N 41° 58' 14" W 46.01' to an iron pipe set;

Thence with a curve to the right, said curve having an arc length of 70.73' and a radius of 90.50', having a chord bearing and distance of N 19° 34' 52" W 68.94' to an iron pipe set;

Thence with a curve to the left, said curve having an arc length of 324.82' and a radius of 102.00', having a chord bearing and distance of N 88° 25' 09" W 203.95' to an iron pipe set;

Thence leaving the right-of-way of Capital Summit Court, N 85° 58' 04" W 35.93' to an iron pipe set;

Thence N 46° 23' 37" W 37.11' to an iron pipe set;

Thence N 76° 10' 46" W 63.04' to an iron pipe set;

Thence with a curve to the left, said curve having an arc length of 156.21' and a radius of 130.00', having a chord bearing and distance of S 69° 23' 49" W 146.98' to a PK nail set;

Thence S 34° 58' 24" W 36.48' to an iron pipe set;

Thence S 43° 36' 23" W 66.37' to an iron pipe set;

Thence S 46° 23' 37" E 19.57' to an iron pipe set;

Thence S 27° 28' 17" E 26.48' to an iron pipe set;

Thence S 46° 23' 37" E 96.69' to an iron pipe set;

Thence S 00° 36' 23" W 252.79' to an iron pipe set;

Thence S 44° 23' 37" E 10.61' to an iron pipe set;

Thence S 03° 03' 12" W 54.93' to an iron pipe found, said iron pipe also being THE POINT AND PLACE OF BEGINNING and containing 1,437,739 square feet or 33.006 acres, more or less.

The property described hereon is subject to all easements, rights-of-way, and restrictions of record.

This description is prepared in accordance with that certain ALTA/NSPS Land Title Survey prepared by Thomas E. Teabo, NC PLS No. L-3920, of Bohler Engineering dated March 13, 2024, as File No. NCA230178, Site 3.