

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

After Recording Return to:
HCH Cary RE 1, LLC
c/o Holman National Retail Holdings
4001 Leadenhall Road
Mount Laurel, NJ 08054-5039
Attention: Eugene Welsh, President

Revenue Stamps: \$87,365.00
Tax PIN: 0752540597 and
0752543788

Recording requested by:
First American Title Ins. Co.
50 S 16th Street, Suite #2600
Philadelphia, PA 19102
NCS-1N3YNC 15 -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, LLC, a North Carolina limited liability company ("Grantor")**, with a mailing address of 8801 Durant Road, Raleigh, NC 27616, to **HCH CARY RE 1, 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.

Submitted electronically by "First American Title Insurance Company - NCS Philadelphia"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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, LLC, a North Carolina limited liability company (SEAL)

By: [Signature]
 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.

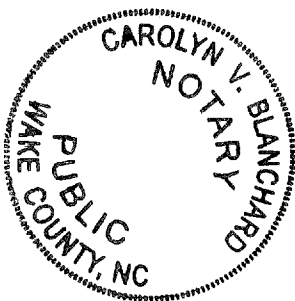
Date: March 13, 2024

Official Signature of Notary: [Signature]

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, LLC
TO
HCH CARY RE 1, 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:

Being all of New Lot 1 and New Lot 2 on plat recorded in Book of Maps 2018, Page 1623, Wake County Registry.

Tax Parcel Numbers: 0752-54-3788 and 0752-54-0597

Property Addresses: 0, 400, 500, 600, 700, 750 & 900 Auto Park Blvd, Cary, NC 27511

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

QUITCLAIMED PROPERTY

Tract 1:

Subject property being located in Wake County, North Carolina:

BEGINNING at an existing concrete monument, said monument being along the Southern right-of-way of US Highway 64 and also being the northeastern property corner of Now or Formerly Kelli Lynn Graves(DB 15710, PG 2703);

Thence with the Southern right-of-way of US Highway 64, S 77° 04' 53" E 733.38' to an iron pipe found;

Thence leaving the Southern right-of-way of US Highway 64, S 12° 55' 07" W 68.70' to an iron pipe set;

Thence S 06° 08' 52" W 64.21' to an iron pipe set;

Thence S 13° 12' 06" W 107.40' to an iron pipe set;

Thence S 07° 13' 04" W 61.30' to an iron pipe set;

Thence with a curve to the right with a radius of 295.00' having an arc length of 97.75' having a chord that bears, S 73° 17' 25" E 97.30' to an iron pipe found;

Thence S 63° 47' 54" E 70.98' to a PK Nail set;

Thence with a curve to the right with a radius of 363.99' having an arc length of 279.50' having a chord that bears, S 41° 47' 44" E 272.68' to a PK Nail set;

Thence N 70° 12' 07" E 154.51' to an iron pipe found;

Thence S 64° 54' 05" E 61.13' to an iron pipe found;

Thence N 83° 19' 38" E 60.96' to an iron pipe found;

Thence S 24° 54' 46" E 658.73' to an iron pipe set, said pipe also being along the northern right-of-way of Old Raleigh Road;

Thence with the northern right-of-way of Old Raleigh Road; with a curve to the left with a radius of 1607.02' having an arc length of 449.64' having a chord that bears, N 71° 04' 41" W 448.17' to an iron pipe set;

Thence N 63° 05' 28" W 182.01' to a Spindle found;

Thence N 63° 04' 04" W 703.97' to a Spindle found;

Thence S 12° 37' 57" W 5.19' to a Spindle found;

Thence N 63° 14' 30" W 42.88' to an iron pipe found;

Thence leaving the right-of-way of Old Raleigh Road N 21° 23' 49" W 779.63' to an existing concrete monument, said monument also being THE POINT AND PLACE OF BEGINNING and containing 716,748 square feet or 16.454 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 pipe being along the Southern right-of-way of US Highway 64 and also being the northeastern property corner of Now or Formerly MLC Automotive LLC(DB 8488, PG 263);

Thence with the Southern right-of-way of US Highway 64, S 77° 04' 53" E 648.89' to an iron pipe found;

Thence leaving the Southern right-of-way of US Highway 64, S 12° 53' 36" W 390.06' to an iron pipe found;

Thence S 83° 19' 38" W 60.96' to an iron pipe found;

Thence N 64° 54' 05" W 61.13' to an iron pipe found;

Thence S 70° 12' 07" W 154.51' to a PK nail set;

Thence with a curve to the left with a radius of 363.99' having an arc length of 279.50' having a chord that bears, N 41° 47' 44" W 272.68' to a PK Nail set;

Thence N 63° 47' 54" W 70.98' to an iron pipe found;

Thence with a curve to the left with a radius of 295.00' having an arc length of 97.75' having a chord that bears, N 73° 17' 25" W 97.30' to an iron pipe set;

Thence N 07° 13' 04" E 61.30' to an iron pipe set;

Thence N 13° 12' 06" E 107.40' to an iron pipe set;

Thence N 06° 08' 52" E 64.21' to an iron pipe set;

Thence N 12° 55' 07" E 68.70' to an iron pipe found, said pipe also being THE POINT AND PLACE OF BEGINNING and containing 242,279 square feet or 5.562 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 14, 2024 as File No. NCA230178, Site 11.