

Prepared by:
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Poyner Spruill LLP (Box 160)
Post Office Box 1801
Raleigh, North Carolina 27602

Revenue Stamps: \$96,710.00
Tax PIN: 0752530567

After Recording Return to:
HCH Cary RE 2, LLC
c/o Holman National Retail Holdings
4001 Leadenhall Road
Mount Laurel, NJ 08054-5039
Attention: Eugene Welsh, President

Recording requested by:
First American Title Ins. Co.
50 S 16th Street, Suite #2600
Philadelphia, PA 19102
NCS-1N3YNC 19 -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 2, 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, 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

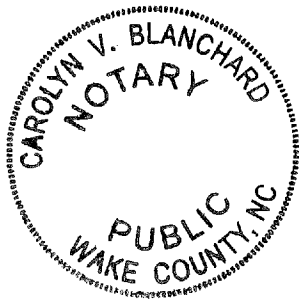
Official Signature of Notary: [Signature]

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 2, 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 LOT 1 OF THAT RECOMBINATION SURVEY OF CARY AUTO PARK AS SHOWN ON PLAT THEREOF RECORDED IN BOOK OF MAPS 2013, PAGE 1654, WAKE COUNTY REGISTRY.

Tax Parcel Number: 0752-53-0567

Property Addresses: 1000-2400 Auto Park Blvd., Cary, NC 27511

**EXHIBIT B
ATTACHED TO DEED
FROM
MLC AUTOMOTIVE, LLC
TO
HCH CARY RE 2, 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 2, LLC**

QUITCLAIMED PROPERTY

Subject property being located in Wake County, North Carolina:

Beginning at a iron pipe found, said iron being along the southerly right-of-way of old Raleigh road, and also being the northwestern property corner of the now or formerly MLC Automotive LLC (DB 11526, PG 1633);

Thence leaving the southerly right-of-way old Raleigh road, S 09° 31' 38" W 224.95' iron pipe set;

Thence S 23° 44' 09" W 130.15' to an iron pipe set;

Thence S 03° 23' 42" W 210.48' to an iron pipe set;

Thence S 23° 00' 14" W 154.81' to an iron pipe found;

Thence S 01° 15' 55" E 168.45' to an iron pipe set;

Thence S 11° 24' 15" E 51.46' to an iron pipe set;

Thence S 09° 07' 47" W 139.93' to an iron pipe set;

Thence N 82° 26' 00" W 222.83' to an iron pipe set;

Thence N 79° 47' 01" W 206.15' to an iron pipe found;

Thence N 48° 56' 20" W 233.36' to an iron pipe set;

Thence S 68° 40' 53" W 294.84' to an iron pipe found;

Thence S 64° 21' 52" W 260.03' to an iron pipe found;

Thence N 00° 15' 27" W 1664.71' to iron pipe set, said iron pipe also being along the southerly right-of-way of old Raleigh road, and also being the northeastern property corner of now or formerly Cary auto mall realty partners (DB 4705, PG 85);

Thence with the southerly right-of-way of old Raleigh road, S 63° 05' 00" E 1082.36';

Thence with a curve to the left having a radius of 1672.02' and an arc length of 345.61' and having a chord that bears S 69° 00' 18" E 345.00' to an iron pipe found; said iron rebar also being the POINT AND PLACE OF BEGINNING and containing 1,515,584 square feet or 34.793 acres, more or less.

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

TOGETHER WITH THE BENEFICIAL RIGHTS FOR INGRESS, EGRESS AND REGRESS PURSUANT TO THAT CERTAIN CROSS-ACCESS AGREEMENT RECORDED IN BOOK 7493, PAGE 551, WAKE COUNTY REGISTRY.

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 by Thomas E. Teabo, NC PLS No. L-3920, of Bohler Engineering, dated March 14, 2024, as File No. NCA230178, Site 12.