

SPECIAL WARRANTY DEED

This instrument prepared by: **MATTHEW S. BLACK, ESQ.**, a N.C. licensed Attorney

After recording, return to: Grantee

Excise Tax \$ \$11,664.00

Tax Account (REID) No.: 0219683 & 0330704

Brief Description for Index:

100 Crescent Commons Drive, Cary, NC 27518 & 1004 Morrisville Carpenter Road, Morrisville, NC 27560
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THIS SPECIAL WARRANTY DEED is made this 12th day of December, 2022, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>Carwash Lodge Holdings, LLC, a North Carolina Limited Liability Company</p> <p>119 Tindalls Lane New London, North Carolina 28127</p>	<p>EDXP Raleigh, LLC, a North Carolina Limited Liability Company</p> <p>PO Box 220454 Charlotte, North Carolina 28222</p>

THE PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR (N.C.G.S. Section 105-317.2).

As used in this Deed, the terms "Grantor" and "Grantee" include said parties and their respective heirs, successors and assigns, and include the singular, plural, masculine, feminine or neuter as indicated by context.

WITNESSETH, that the Grantor, for a good and valuable consideration, the receipt and sufficiency of which are acknowledged, has granted, bargained, sold, transferred and conveyed and by these presents does grant, bargain, sell, transfer, and convey unto the Grantee in fee simple, all those certain lots, tracts or parcels of land and all improvements and appurtenances thereon and thereto (the "Property") more

particularly described on attached Exhibit A, which is incorporated by reference for a more particular description.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the 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, except as specifically identified in the attached Exhibit B, which is incorporated by reference.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed and delivered by its Manager as a sealed instrument, adopting as its seal the word "SEAL" appearing at the end of Grantor's name and/or signature line, as of the day and year first above written.

Carwash Lodge Holdings, LLC,
a North Carolina Limited Liability Company

[SEAL]

By: Janie W. Styers
Name: Janie W. Styers
Title: Manager

COUNTY OF Wake _____;

STATE OF NORTH CAROLINA:
(Place of Acknowledgement)

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Janie W. Styers personally appeared before me this day and acknowledged the due execution of the foregoing instrument by him/her as Manager of **Carwash Lodge Holdings, LLC**, a North Carolina limited liability company, for the purposes stated therein.

Witness my hand and official stamp or seal this 9th day of December, 2022.

[SEAL - STAMP]

Morgan R. Monroe
Notary Public

MORGAN R. MONROE
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 01-30-2027.

Morgan R. Monroe
Printed Name of Notary Public
My commission expires 01-30-2027

[Note: Notary Public must sign exactly as on notary seal]
(NOTARY SEAL MUST BE FULLY LEGIBLE)

Exhibit A

Legal Description

BEING ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND situated in the County of Wake, State of North Carolina, as more particularly described as follows:

TRACT 1

BEING all of Outparcel No. 3, containing 0.80 acres, more or less, as shown on that certain map recorded in Book of Maps 1995, Page 1684, Wake County Registry.

For Informational Purposes:

100 Crescent Commons Drive

Cary, NC 27518

Parcel ID: 0219683

TRACT 2

BEING all of Lot 8 as shown on the map entitled "Davis Commons Lots 1-9" prepared by Kenneth Close, Inc., dated May 16, 2005, and recorded on May 26, 2005 in Book of Maps 2005, Pages 1045 and 1046 of the Wake County, North Carolina Registry.

For Informational Purposes:

1004 Morrisville Carpenter Road

Morrisville, NC 27560

Parcel ID: 0330704

Exhibit B

Exceptions to Title

Title to the Property is specifically subject, without limitation, to the following exceptions:

- (a) Ad valorem property taxes for the current year, which are not yet delinquent, and all subsequent years;
- (b) All matters which would be shown by a current, accurate survey of the Property;
- (c) All easements, covenants, conditions, restrictions and other matters of public record, other than any mortgages, judgments, security interests, or monetary liens which were created or incurred by acts of Grantor or by Grantor's failure to pay its debts;; and
- (d) Zoning and other governmental restrictions.