

This instrument prepared by: HR North Carolina, LLC  
3310 West End Avenue, Suite 700  
Nashville, Tennessee 37203  
Attn: Stephen E. Cox, Jr.

Mail after recording to Grantee

Parcel ID: 0762517937  
Excise Tax: \$ 13,000.00

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**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

THIS DEED is made this 31 day of May, 2022, by and between:

GRANTOR: Crescent 1000 LLC, a North Carolina limited liability company  
1000 Crescent Green, Suite 101  
Cary, North Carolina 27518

and

GRANTEE: HR North Carolina, LLC, a Delaware limited liability company  
3310 West End Avenue, Suite 700  
Nashville, Tennessee 37203

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto

submitted electronically by "Regent Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

Grantee, in fee simple, all that certain real property lying and being in Wake County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges, rights, easements, hereditaments and appurtenances thereto belonging to Grantee in fee simple.

AND THE GRANTOR covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and forever defend the title against the lawful claims of all persons whomsoever claiming by, under or through Grantor, except for the following exceptions:

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

All or a portion of the property herein conveyed does **NOT** include the primary residence of the Grantor.

*[Signature and Acknowledgment Page Follows]*

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

[Signature Page to Deed]

GRANTOR:

CRESCENT 1000 LLC,  
a North Carolina limited liability company (SEAL)

By: *[Signature]*  
Name: Yezen Hamad  
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person personally appeared before me this day and acknowledged to me that he is the Manager of Crescent 1000 LLC, and that he, being authorized to do so, signed the foregoing document on behalf of such company: Yezen Hamad.

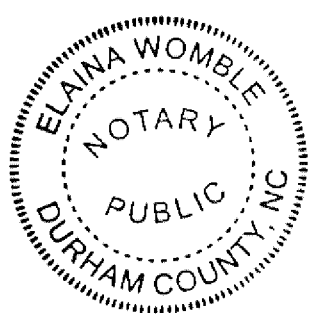
Date: 05/26/2023

*[Signature]*  
Notary Public

Print Name: Elaina Womble

My Commission Expires: 12/13/2023

[Official Seal]



**EXHIBIT A**

**Legal Description for Deed**

Being all of Tract 1-A, containing approximately 1.75 acres (76,048 square feet) according to a plat entitled "a portion of The Crescent 0-3 at The Braemar, P.U.D." prepared by Whithers & Ravenel Engineering & Surveying, Inc. and recorded in Book of Maps 1998, Page 1519, Wake County Registry.

TOGETHER WITH easement(s) appurtenant to the above-described property contained in that certain Reciprocal Easement and Maintenance Agreement recorded in Book 7421, Page 657, Wake County Registry.

**EXHIBIT B**

**Permitted Exceptions**

1. The lien of all taxes for the year 2022 and thereafter, which are not yet due and payable.
2. Declaration of covenants, conditions, restrictions, easements, charges, assessments, liens, options, rights of or to purchase, and rights of first refusal (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation,, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 6696, Page 921; Book 7017, Page 921; Book 7421, Page 674; and any amendments and/or supplements thereto.
3. Building restriction lines, easements, and any other matters shown on map or plat recorded in Book of Maps 1998, Page 1519.
4. Declaration of Easements recorded in Book 6752, Page 400.
5. Easement(s) or right(s)-of-way in favor of Carolina Power & Light Company recorded in Book 6123, Page 901.
6. Access and Utility Easement Agreement recorded in Book 8421, Page 168.
7. Water Line Easement Agreement recorded in Book 8462, Page 2357.
8. Reciprocal Easement and Maintenance Agreement recorded in Book 7421, Page 657.