

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$248,500.00

Tax Parcel Identifier No. 0745910283

Mail after recording to: Grantee

This instrument was prepared without title examination by: Wendell Ramsey, Goodwin Procter LLP, 620 Eighth Avenue, New York, NY 10018.

Brief description for the Index:

32.11 Acres +/-; Tract A BM 1997, Page 1148

THIS DEED made this 8th day of June, 2022, by and between

GRANTOR	GRANTEE
1000 SC OWNER LLC, a Delaware limited liability company 7315 Wisconsin Avenue, Suite 200 West Bethesda, MD 20814 Attn: Melanie Domres	Magnolia Preston View, LP, a Delaware limited partnership One North Wacker Drive, Suite 2400 Chicago, IL 60606 Attn: Brian Rahmandar

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Morrisville, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 018246, Page 01836, Wake County Registry.

A map showing the above-described property is recorded in Book of Maps 1997, Page 1148, Wake County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, together with all improvements thereon, 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 for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to:

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

ACTIVE/117269171.4

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

BK019054PG01592

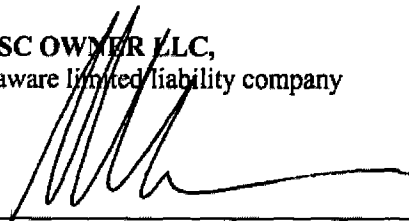
2. Any and all matters or conditions which would be disclosed or revealed by an accurate survey and inspection of the Property.
3. Any and all instruments, conditions, covenants, declarations, easements, reservations, restrictions, or other matters of record.
4. Applicable zoning ordinances and regulations and similar land use ordinances or regulations.

The Property herein conveyed does not include the primary residence of the Grantor.

[SIGNATURE ON FOLLOWING PAGE]

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

1000 SC OWNER LLC,
a Delaware limited liability company


By: 
Name: Melanie Domres
Title: Vice President

STATE OF Maryland

COUNTY OF Montgomery

I certify that Melanie Domres, in her capacity as a Vice President of 1000 SC OWNER LLC, a Delaware limited liability company, personally appeared before me this day, acknowledging to me that she signed the foregoing document:

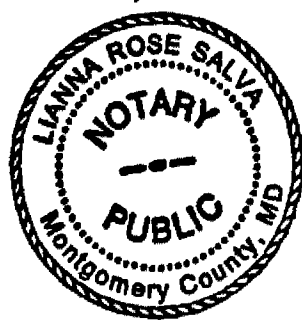
Date: 6/21, 2022.


Official Signature of Notary

(Official Seal)

Lianna Rose Salva
Notary's printed or typed name

My commission expires: August 13, 2023



**Exhibit A
Legal Description**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF MORRISVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA.

TRACT I - FEE SIMPLE:

A CERTAIN TRACT OR PARCEL OF REALTY, LYING AND BEING IN TOWN OF MORRISVILLE, WAKE COUNTY, NORTH CAROLINA, BEING MORE FULLY DESCRIBED AS FOLLOWS, VIZ:

COMMENCING AT A POINT IN THE NORTHERN RIGHT OF WAY LINE OF MORRISVILLE PARKWAY (NCSR 3060, 100' R/W) MARKING THE EASTERN PROPERTY LINE OF HUNTINGTON WOODS SUBDIVISION; THENCE NORTH 02°50'57" WEST 3.72 FEET TO AN X-CUT IN CONCRETE, THE POINT AND PLACE OF BEGINNING THENCE WITH THE EASTERN LINE OF SAID HUNTINGTON WOODS SUBDIVISION A COURSE OF NORTH 02°50'57" WEST FOR A DISTANCE OF 469.93 FEET TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH THE LINE OF HUNTINGTON WOODS SUBDIVISION THE FOLLOWING FOUR CALLS: 1) A COURSE OF NORTH 78°34'52" WEST FOR A DISTANCE OF 378.61 FEET TO A CONCRETE MONUMENT FOUND; 2) A COURSE OF NORTH 81°22'58" WEST FOR A DISTANCE OF 1,158.13 FEET TO AN EXISTING AXLE; 3) A COURSE OF NORTH 88°28'52" WEST FOR A DISTANCE OF 226.31 FEET TO AN EXISTING IRON PIPE; AND 4) A COURSE OF NORTH 88°34'14" WEST FOR A DISTANCE OF 640.95 FEET TO A CONCRETE MONUMENT FOUND, THE NORTHWEST CORNER OF SAID HUNTINGTON WOODS SUBDIVISION AND THE NORTHEAST CORNER OF PARK GROVE AT HUNTINGTON (MAP BOOK 1995 PAGE 144); THENCE WITH THE LINE OF SAID PARK GROVE AT HUNTINGTON A COURSE OF NORTH 88°41'53" WEST FOR A DISTANCE OF 202.58 FEET TO AN EXISTING IRON PIPE, THE NORTHWEST CORNER OF PARK GROVE AT HUNTINGTON IN THE LINE OF HUNTINGTON APARTMENTS AND ATHLETIC CLUB; THENCE WITH THE LINE OF HUNTINGTON APARTMENTS AND ATHLETIC CLUB AND THE TOWN OF MORRISVILLE A COURSE OF NORTH 1°55'19" EAST FOR A DISTANCE OF 738.60 FEET TO A POINT IN A CREEK IN THE SOUTHERN LINE OF TRACT "C" OF PRESTONWOOD COUNTRY CLUB, INC.; THENCE WITH THE SOUTHERN LINE OF TRACT "C" OF PRESTON WOOD COUNTRY CLUB, INC. THE FOLLOWING TWO CALLS: 1) A COURSE OF SOUTH 79°32'25" EAST FOR A DISTANCE OF 246.24 FEET TO A POINT; AND 2) A COURSE OF SOUTH 72°58'10" EAST FOR A DISTANCE OF 301.20 FEET TO A POINT IN THE LINE TRACT "B" OF PRESTONWOOD COUNTRY CLUB, INC.; THENCE WITH THE LINE OF 'B' OF PRESTONWOOD COUNTRY CLUB, INC. THE FOLLOWING SEVEN CALLS: 1) A COURSE OF SOUTH 74°26'54" WEST FOR A DISTANCE OF 96.36 FEET TO AN EXISTING IRON PIPE; 2) A COURSE OF SOUTH 13°42'57" WEST FOR A DISTANCE OF 204.39 FEET TO AN EXISTING IRON PIPE; 3) A COURSE OF SOUTH 37°58'49" EAST FOR A DISTANCE OF 99.92 FEET TO AN IRON PIPE SET; 4) A COURSE OF NORTH 88°45'23" EAST FOR A DISTANCE OF 606.33 FEET TO AN IRON PIPE SET; 5) A COURSE OF NORTH 80°31'40" EAST FOR A DISTANCE OF 557.59 FEET TO AN IRON PIPE SET; 6) A COURSE OF SOUTH 65°04'23" EAST FOR A DISTANCE OF 644.07 FEET TO AN IRON PIPE SET; AND 7) A COURSE OF SOUTH 0°08'02" WEST FOR A DISTANCE OF 139.26 FEET TO AN IRON PIPE SET IN THE RIGHT OF WAY LINE OF THE CUL-DE-SAC PORTION OF DOUBLE EAGLE COURT (PUBLIC, 50' R/W, BOOK OF MAPS 1997 PAGE 1148); THENCE THE FOLLOWING NINE CALLS WITH THE SOUTHERN RIGHT OF WAY

LINE OF 1148); THENCE THE FOLLOWING NINE CALLS WITH THE SOUTHERN RIGHT OF WAY LINE OF DOUBLE EAGLE COURT: 1) ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 54.00 FEET, A DELTA ANGLE OF 152°06'31" FOR AN ARC LENGTH OF 143.36 FEET, SUBTENDED BY A CHORD THAT BEARS SOUTH 19°41'57" EAST FOR A CHORD LENGTH OF 104.82 FEET TO A POINT; 2) ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 29°13'55" FOR AN ARC LENGTH OF 51.02 FEET, SUBTENDED BY A CHORD THAT BEARS SOUTH 81°08'15" EAST FOR A CHORD LENGTH OF 50.47 FEET TO A POINT; 3) ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 330.92 FEET; A DELTA ANGLE OF 4°38'31" FOR AN ARC LENGTH OF 26.81 FEET, SUBTENDED BY A CHORD THAT BEARS SOUTH 68°50'33" FOR A CHORD LENGTH OF 26.80 FEET TO A POINT; 4) A COURSE OF SOUTH 71°09'48" EAST FOR A DISTANCE OF 130.81 FEET TO A POINT; 5) THENCE ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 76°38'26" FOR AN ARC LENGTH OF 367.85 FEET, SUBTENDED BY A CHORD THAT BEARS SOUTH 32°50'35" EAST FOR A CHORD LENGTH OF 341.03 FEET TO A POINT; 6) A COURSE OF SOUTH 5°28'38" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; 7) ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 863.01 FEET, A DELTA ANGLE OF 8°31'14" FOR AN ARC LENGTH OF 128.34 FEET, SUBTENDED BY A CHORD THAT BEARS SOUTH 1°13'00" WEST FOR A CHORD LENGTH OF 128.22 FEET TO A POINT; 8) A COURSE OF SOUTH 3°02'37" EAST FOR A DISTANCE OF 40.08 FEET TO A POINT; AND 9) ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 31.00 FEET, A DELTA ANGLE OF 61°37'41" FOR AN ARC LENGTH OF 33.34 FEET, SUBTENDED BY A CHORD THAT BEARS SOUTH 27°46'14" WEST FOR A CHORD LENGTH OF 31.76 FEET TO A POINT, THE POINT AND PLACE OF BEGINNING.

BEING A TRACT OF LAND CONTAINING 23.93 ACRES, MORE OR LESS, AS SHOWN ON A MAP RECORDED IN BOOK OF MAPS 1997, PAGE 1148, WAKE COUNTY REGISTRY.

TRACT II - FEE SIMPLE:

A CERTAIN TRACT OR PARCEL OF REALTY, LYING AND BEING IN TOWN OF MORRISVILLE, WAKE COUNTY, NORTH CAROLINA, BEING MORE FULLY DESCRIBED AS FOLLOWS, VIZ:

BEGINNING AT AN EXISTING IRON PIPE IN THE NORTHERN RIGHT OF WAY LINE OF MORRISVILLE PARKWAY (NCSR 3060, 100' R/W) MARKING THE WESTERN PROPERTY LINE OF PRESTONWOOD COUNTRY CLUB, INC. TRACT "B" (MAP BOOK 1997 PAGE 1148)

THENCE WITH THE NORTHERN RIGHT OF WAY LINE OF MORRISVILLE PARKWAY A COURSE OF SOUTH 86°59'50" WEST FOR A DISTANCE OF 154.43 FEET TO A CHISELED X-CUT IN CONCRETE; THENCE WITH THE EASTERN AND THEN NORTHERN RIGHT OF WAY LINE OF DOUBLE EAGLE COURT (PUBLIC, 50' R/W, BOOK OF MAPS 1997 PAGE 1148) THE FOLLOWING EIGHT CALLS; 1) ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 31.00 FEET, A DELTA ANGLE OF 89°57'33" FOR AN ARC LENGTH OF 48.67 FEET, SUBTENDED BY A CHORD THAT BEARS NORTH 48°01'23" WEST FOR A CHORD LENGTH OF 43.83 FEET TO A POINT; 2) A COURSE OF NORTH 3°02'37" WEST FOR A DISTANCE OF 40.15 FEET TO A POINT; 3) ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 813.01 FEET, A DELTA ANGLE OF 8°31'14" FOR AN ARC LENGTH OF 120.91 FEET, SUBTENDED BY A CHORD THAT BEARS NORTH 1°13'00" EAST FOR A CHORD LENGTH OF 120.79 FEET TO A POINT; 4) A COURSE OF NORTH 5°28'38" EAST FOR A DISTANCE OF 100.00 FEET TO A POINT; 5) ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 76°38'26" FOR AN ARC LENGTH OF 434.73 FEET, SUBTENDED BY A CHORD THAT BEARS NORTH 32°50'35" WEST FOR A CHORD LENGTH OF 403.04 FEET TO A POINT; 6) A COURSE OF NORTH 71°09'48" WEST FOR A DISTANCE OF 130.81 FEET TO A

POINT; 7) ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 280.92 FEET, A DELTA ANGLE OF 3°17'38" FOR AN ARC LENGTH OF 16.15 FEET, SUBTENDED BY A CHORD THAT BEARS NORTH 69°31'00" WEST FOR A CHORD LENGTH OF 16.15 FEET TO A POINT; AND 8) ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 52°11'15" FOR AN ARC LENGTH OF 45.54 FEET, SUBTENDED BY A CHORD THAT BEARS NORTH 41°46'33" WEST FOR A CHORD LENGTH OF 43.98 FEET TO AN IRON PIPE SET MARKING A WEST LINE FOR SAID PRESTONWOOD COUNTRY CLUB TRACT "B"; THENCE THE FOLLOWING SEVEN CALLS WITH SAID PRESTONWOOD TRACT "B"; 1) A COURSE OF NORTH 22°44'05" EAST FOR A DISTANCE OF 82.48 FEET TO AN IRON PIPE SET; 2) A COURSE OF NORTH 55°04'38" EAST FOR A DISTANCE OF 414.42 FEET TO AN X CUT ON A SANITARY MANHOLE; 3) A COURSE OF SOUTH 81°15'25" EAST FOR A DISTANCE OF 202.07 FEET TO AN IRON PIPE SET; 4) A COURSE OF SOUTH 25°06'34" EAST FOR A DISTANCE OF 368.21 FEET TO AN IRON PIPE SET; 5) A COURSE OF SOUTH 16°41'35" WEST FOR A DISTANCE OF 335.56 FEET TO AN IRON PIPE SET; 6) A COURSE OF SOUTH 46°59'26" WEST FOR A DISTANCE OF 170.33 FEET TO AN IRON PIPE SET; AND 7) A COURSE OF SOUTH 15°00'08" EAST FOR A DISTANCE OF 220.00 FEET TO AN EXISTING IRON PIPE, THE POINT AND PLACE OF BEGINNING.

BEING A TRACT OF LAND CONTAINING 8.18 ACRES, MORE OR LESS, AS SHOWN ON A MAP RECORDED IN BOOK OF MAPS 1997, PAGE 1148, WAKE COUNTY REGISTRY.

TRACT III - EASEMENT:

TOGETHER WITH EASEMENTS AS DESCRIBED IN THAT DEED OF EASEMENT BY AND BETWEEN PRESTONWOOD COUNTRY CLUB, INC., A NORTH CAROLINA CORPORATION (GRANTOR) AND LEGENDS AT PRESTON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (GRANTEE) RECORDED IN BOOK 7845, PAGE 948, WAKE COUNTY REGISTRY, THE DESCRIPTIONS OF WHICH ARE INCORPORATED HEREIN BY REFERENCE.

BEING ALSO DESCRIBED AS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WAKE, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

TRACTS I AND II:

BEING ALL OF TRACT A CONTAINING 32.11 ACRES, MORE OR LESS, AS SHOWN ON PLAT ENTITLED "TRACTS A, B & C, A PORTION OF PRESTON NORTH" RECORDED IN BOOK OF MAPS 1997, PAGES 1148, WAKE COUNTY REGISTRY; REFERENCE TO SAID MAP IS HEREBY MADE FOR A FURTHER AND MORE COMPLETE METES AND BOUNDS DESCRIPTION.

TRACT III:

TOGETHER WITH EASEMENTS AS DESCRIBED IN THAT DEED OF EASEMENT BY AND BETWEEN PRESTONWOOD COUNTRY CLUB, INC., A NORTH CAROLINA CORPORATION (GRANTOR) AND LEGENDS AT PRESTON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (GRANTEE) RECORDED IN BOOK 7845, PAGE 948, WAKE COUNTY REGISTRY, THE DESCRIPTIONS OF

BK019054PG01597

WHICH ARE INCORPORATED HEREIN BY REFERENCE.