

NORTH CAROLINA SPECIAL WARRANTY DEED

EXCISE TAX: \$5,600.00

PARCEL IDENTIFIER NO. 0754023329 (REID: 0197541)

Mail/Box to: Grantee

This instrument was prepared by: Parker Poe Adams & Bernstein LLP (LEB)
301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

Brief description for the Index: Lot 10 PC-3F Preston PUD

This Deed is made as of the 7 day of April, 2022.

GRANTOR:

Edrewill High House, LLC
a North Carolina limited liability company

3101 Wickersham Road
Charlotte, North Carolina 28211

GRANTEE:

**Preston Professional Plaza
Limited Liability Company**
a North Carolina limited liability company

Mailing Address:
4012 Piney Gap Drive
Cary, North Carolina 27519

Property Address:
1003 High House Road
Cary, North Carolina 27513

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

See attached Exhibit A.

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

A map showing the above described property is recorded in Plat Book 1993, Page 908, Wake County Registry.

The property was acquired by Grantor by instrument recorded in Book 17597, Page 2039, Wake County Registry.

Submitted electronically by "Brady 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.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land 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 Grantors received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, subject to the following exceptions:

1. Ad valorem taxes for the year 2022 and subsequent years;
2. Covenants, conditions, restrictions, easements and assessments recorded in Book 3935, Page 863; Book 5416, Page 617; Book 5711, Page 486; Book 5711, Page 491 of the Wake County Registry, and any amendments thereto, reference being made to the records thereof for full particulars;
3. Matters revealed by map/plat recorded in Book of Maps 1993, Page 908; Book of Maps 1992, Pages 991 and 1352, Wake County Registry;
4. Easement(s) in favor of Carolina Power and Light Company as recorded in Book 1099, Page 23; Book 1452, Page 347; Book 1901, Page 478; Book 2802, Page 3; Book 4142, Page 534 of the Wake County Registry;
5. Easement(s) in favor of Wake County Watershed Improvement Commission as recorded in Book 1933, Page 117 of the Wake County Registry;
6. Easement(s) in favor of American Telephone and Telegraph Company as recorded in Book 555, Page 75 of the Wake County Registry;
7. Right(s) of way in favor of State Highway Commission as recorded in Book 1466, Page 170; Book 1735, Page 37 of the Wake County Registry;
8. Temporary Construction of Roadway Easement recorded in Book 16591, Page 2321, Wake County Registry;
9. Title to and rights of others in and to the use of Cary Parkway and High House Road (S.R. 1615), to their full legal width;
10. Memorandum of Lease between Edrewill High House, LLC and Scott R. McClure, DDS MS P.A. recorded in Book 18756, Page 374, Wake County Registry;
11. Rights of others in and to the use of the joint access easements affecting the insured premises; and
12. Rights of parties in possession as tenants only, under the following unrecorded leases: (1) Council of Interstate Testing; (2) Michael Brenegan, D.D.S.; (3) Mortgage Choice, Inc.; (4) SearStone North, LLC; (5) Comerica Bank; (6) Atomus, Inc.; (7) Cary Driving School; (8) Vandy Ennis d/b/a Allstate Ins.; and (9) Yadkin Bank; and
13. All matters that would be disclosed by a current and accurate survey of the Property.

[The remainder of this page is intentionally left blank.]

[Signature page(s) follow.]

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Edrewill High House, LLC
a North Carolina limited liability company

By: Mabel A Cook

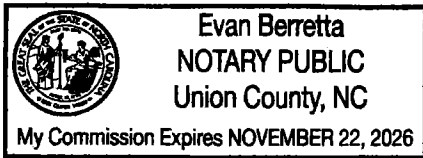
Name: Mabel A. Cook

Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, the undersigned Notary Public, certify that **Mabel A. Cook** personally appeared before me this day and acknowledged that she is the Manager of **Edrewill High House, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument for the purposes therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal, this 7 day of April, 2022.



Evan Berretta Notary Public
Print Name: Evan Berretta

My Commission Expires: November 22, 2026

[Affix Notary Stamp or Seal]

Exhibit A
Property Description

BEING all of that tract of land containing approximately 1.68 acres, and designated as Lot 10 as shown on a map entitled "Plat of Survey for Parcel PC-3F The Preston P.U.D. for Preston Development Company dated July 1993, recorded in Book of Maps 1993, Page 908, Wake County Registry.