

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,700.00

REID: 0246161

Prepared by & Return to: Jordan, Price, Wall, Gray, Jones & Carlton PLLC, 1951 Clark Avenue, P. O. Box 10669, Raleigh, NC 27605

PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

Brief description for the Index: LOT 10 WEATHERFIELD INDUSTRIAL PARK

THIS SPECIAL WARRANTY DEED made this 5th day of October, 2022, by and between:

GRANTOR	GRANTEE
Sauls Enterprises, Inc. a North Carolina Business Corporation 59 Olive Branch Road Fuquay Varina, NC 27526	Pons Family LLC, a North Carolina Limited Liability Company 502 Franklin St. Chapel Hill, NC 27516

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 and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in Wake County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

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.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that 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. The property conveyed herein is not the primary residence of the Grantor.

Title to the property hereinabove described is subject to the following exceptions:

1. All rights of way, easements, covenants, restrictions and other matters of record.
2. 2022 ad valorem taxes and all subsequent years taxes.
3. All local, county, state or federal government laws, ordinances, restrictions or regulations relative to zoning, subdivision, occupancy, use, construction or development of the subject property.
4. Permitted exceptions shown on Exhibit B attached hereto

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by duly authorized officers the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]

GRANTOR:

Sauls Enterprises, Inc. a North Carolina Business Corporation

BY: Jerry C. Sauls
Jerry C. Sauls, President

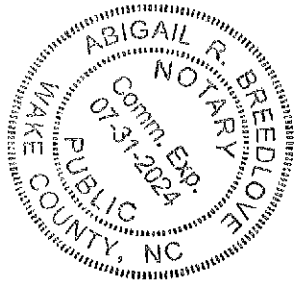
State of NC

County of Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jerry C. Sauls, President of Sauls Enterprises.

Date: 9/30/2022

[stamp]



[Signature]
Notary Public

Printed Name

My commission expires: _____

EXHIBIT "A"

All of Lot 10, as shown on the "Recombination of Lots 10 & 11 Weatherford Industrial Park 101 Havensite Ct & 1780 NW Maynard Rd Cary, N.C. 27513-3195" prepared by Niall W. Gillespie, recorded in Book of Maps 2007, Page 2301, Wake County Register of Deeds.

Together with all the rights in that certain Joint Driveway Easement recorded in Book 19153, Page 1528 of the Wake County Public Registry.

See also Right of Way Dedication for Lot 11 & Easement Dedication for Lots 10 & 11 Weatherfield Industrial Park, 101 Havensite Ct & 1720 & 1750 NW Maynard RD, Cary, NC 27513 recorded in Book of Maps 2014, Page 526, Wake County Public Registry.

Property Address: 101 Havensite Court, Cary, North Carolina 27513

Exhibit "B"

1. Restrictions appearing of record in Book 6251, Page 41, as amended in Book 6455 at Page 433, Book 6865 at Page 404, Book 10327 at Page 1212, Book 11595 at Page 237, Book 11782 at Page 1655 and Book 15261 at Page 1665, but this policy insures that a violation thereof will not cause a forfeiture or reversion of Title.
2. Matters shown on recorded Map Book 1998 at Page 1379, Book of Maps 2007 at Page 2301, and Map Book 2014 at Page 526.
3. Matters shown on recorded Book of Maps 2007 at Page 2301 including the following located on the Land:
 - a. 20-foot storm drainage easement;
 - b. 5-foot sidewalk easement;
 - c. 25-foot cross access easement centered on property line;
 - d. access from Havensite Court and driveway partially on Lot 9; and
 - e. 30-foot streetscape.
4. Easement(s) to Carolina Power and Light Company recorded in Book 8518 at Page 1775.
5. Cross Access Easement and Maintenance Agreement recorded in Book 12777 at Page 207.
6. Those matters as disclosed by that certain PRELIMINARY ALTA/NSPS Land Title survey for 101 Havensite Court Lot 10, prepared by Harrisburg Surveying, bearing the seal and certification of James T. West, PLS, dated June 1, 2022 and last revised October 5, 2022, as follows:
 - (a) Variable drainage easement and storm drainage line(s) and catch basin(s) and storm manhole(s) therein (BM 1998/1379);
 - (b) 5-foot sidewalk easement (BM 1998/1379);
 - (c) 25-foot cross access easement centered on property line (BM 1998/1379);
 - (d) 30-foot streetscape (BM 2007/2301);
 - (e) 50-foot building setback line;
 - (f) 20-foot Storm drainage easement centered on existing storm drain with water line(s), sanitary sewer line(s) and sanitary sewer manhole(s) therein (MB 2014/526);
 - (g) access from Havensite Court and driveway partially on Lot 9; and
 - (h) light pole(s), utility box(es) and pedestal(s).
7. Rights of the public and others entitled thereto in and to the use of that portion of Land within the bounds of the sidewalk as shown on PRELIMINARY ALTA/NSPS Land Title survey for 101 Havensite Court Lot 10, prepared by Harrisburg Surveying, bearing the seal and certification of James T. West, PLS, dated June 1, 2022 and last revised October 5, 2022.
8. Joint Driveway Easement Agreement by and between the Saul's and the Puryears's recorded in Book 19153 a Page 1528, as shown on Book of Maps 2007 at Page 2301 and as shown on that certain PRELIMINARY ALTA/NSPS Land Title survey for 101 Havensite Court Lot 10, prepared by Harrisburg Surveying, bearing the seal and certification of Jame T. West, PLS, dated June 1, 2022 and last revised October 5, 2022.