

Grantee in fee simple all that certain lot or parcel of land situated in Wake County, North Carolina, and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference

This instrument prepared by: Scott T. Horn, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

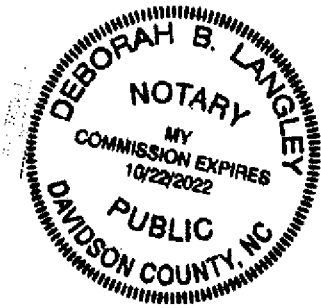
The property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 012953, Page 01674.

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 Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, and subject to all those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

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



MRS. EMS, LLC,
a North Carolina limited liability company

By: Jon Abramson (SEAL)
Jon Abramson, Authorized Signatory

STATE OF North Carolina

COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jon Abramson, Authorized Signatory

Date: June 3, 2022 Deborah B. Langley Notary Public
Deborah B. Langley Printed Name
My commission expires: October 22, 2022

Exhibit A
Legal Description

Property Address: 1031 N. Harrison Avenue, Cary, NC

Legal Description:

Being all of Lot 1 as shown on a Subdivision and recombination Plat Entitled, "Walton Land," recorded in Book of Maps 1995, Page 1788, Wake County Registry.

Together with and subject to the Declaration of Private Road Access and Maintenance Agreement recorded in Book 6749, Page 275, Wake County Registry, and the Declaration of Cross Access Easement recorded in Book 6749, Page 271, Wake County Registry.

Also being the same property as shown on survey by Robert T. Newcomb, III, signed and sealed October 8, 2007, and as dated June 29, 2007, last revised October 3, 2007, and described as follows:

Lying and being situate in Wake County, North Carolina, and being more particularly described as:

Being all of Lot 1 of Walton Land as shown on map by Cooper and Associates, Land Surveyors, dated October 5, 1995, Book of Maps 1995, Page 1788, Wake County Registry, and being more particularly described by metes and bounds as follows:

Beginning at a Control Corner, said Control Corner having North Carolina State Plane Coordinates of $N(y)=747,721.45$ (usft) and $E(x)=2,064,038.34$ (usft) and said Control Corner being located $N45^{\circ}19'48''E$, 28,536.55 feet from North Carolina Geodetic Survey Station, "A. Earl Smith," said Survey Station having North Carolina State Plane Coordinates of $N(y)=727,659.66$ (usft) and $E(x)=2,043,744.02$ (usft); thence along the center line of Grande Summit Place (a 27 foot private street), $N00^{\circ}54'28''E$, 165.26 feet to a nail set; thence, $N89^{\circ}59'18''E$, 265.86 feet to a nail set; thence, along a clockwise curve, said curve having a radius of 40.00 feet, an arc length of 27.64 feet and a chord bearing and distance of $S18^{\circ}53'39''W$, 27.10 feet to an iron pipe set; thence, $S00^{\circ}54'28''W$, 139.62 feet to an iron pipe; thence; $S89^{\circ}59'18''W$, 275.04 feet to an existing PK nail, the point and place of beginning and containing 45,373SF or 1.04 ACRES, more or less, TOGETHER with and subject to the Declaration of Private Road Access and Maintenance Agreement recorded in Book 6749, Page 275, Wake County Registry, and the Declaration of Cross Access Easement recorded in Book 6749, Page 271, Wake County Registry.

Exhibit B
Exceptions to Title

1. Taxes for the year 2022 and subsequent years, not yet due and payable.
2. Building restriction lines, easements, rights of way and/or any other fact as shown on map recorded in Book of Maps 1995, Page 1788, Wake County Registry.
3. Declaration of Cross Access Easement and rights of others in and to the use of said easement recorded in Book 6749, Page 271, Wake County Registry.
4. Declaration of Private Road Access and Maintenance Agreement and rights of others therein recorded in Book 6749, Page 275, Wake County Registry.
5. Easement(s) to Carolina Power and Light Company, recorded in Book 6605, Page 594 and Book 8386, Page 49, Wake County Registry.
6. Agreement with Town of Cary regarding uniform sign plan recorded in Book 6977, Page 917, Wake County Registry.
7. Terms and conditions of that certain Memorandum of Lease recorded in Book 12797, Page 1940, Wake County Registry.
8. The following matters (including any easements and/or rights of way associated therewith) that are shown on survey by Robert T. Newcomb, III dated June 29, 2007, last revised October 3, 2007:

Ten (10') foot Waterline Easement (with parking and Dumpster Pad encroaching into said easement); Twenty (20'') foot Sewer Easement with Dumpster Pad and Parking encroaching into said easement; Twenty-seven (27') foot Private Street Easement; Thirty (30'') foot Streetscape Buffer; Ten (10') foot and Twenty (20') foot Type B Buffer; and Gas Meter, Grease Traps, Clearance Sign, Menu Sign, Speaker, Sanitary Sewer Clean Outs, Drainage and Sanitary Sewer Manholes, Transformer Pad, Water Valve, Water Meters, Gas Valve, Dumpster Pad, Light Poles and Power Poles located on the insured land.
9. Easement(s) and right(s)-of-way for roads or public/private utilities.
10. Title to that portion of the Land within the bounds of Grande Summit Place.
11. Terms and conditions of, and rights of others in and to the use of the property subject to, the appurtenant easement(s) more particularly described in Exhibit A.