

SPECIAL WARRANTY DEED

To be recorded in Wake County

Excise Tax: ~~\$176,000.00~~

Recording Time, Book and Page

Tax Lot No. [] Verified by [] County on the _____ day of _____, 2021 by
0012934 and 0349137

This instrument was prepared by: James Wheeler, Esquire
1905 NW Corporate Blvd., Suite 310
Boca Raton, Florida 33431
Email: jim.wheeler@nelsonmullins.com

Brief Description for the index Being all of that parcel of land identified as "Sam's Real Estate Business Trust Lot 13 Shiloh Crossing" As shown on plat entitled "Recombination Plat for Wal-Mart Stores East, L.P. and Sam's Real Estate Business Trust Lots 13 & 14 Shiloh Crossing", AND that area of land containing approximately 0.07 acres located in Wake County, North Carolina, identified as Wake County Tax Parcel Identification Number 0747606174, and Real Estate Identification Number 0012934.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this the 17th day of December 2021, by and between

GRANTOR	GRANTEE
<p>G&I IX 1101 SHILOH, LLC, a Delaware limited liability company</p> <p><u>Tax Mailing Address</u> c/o Mainstreet Capital Partners 2101 West Commercial Blvd., Suite 1200 Fort Lauderdale, FL 33309</p>	<p>IODINE PROPCO 2021, LLC, a Delaware limited liability company</p> <p><u>Tax Mailing Address</u> c/o TPG Real Estate 301 Commerce Street, Suite 3300 Fort Worth, Texas 76102</p>
<p>Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.</p>	

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 granted, sold, transferred and conveyed, and does hereby grant, sell, transfer and convey to Grantee in fee simple all that certain real property located in Wake and Durham County, North Carolina and more particularly described on Schedule 1 attached hereto and made a part hereof, together with all right, title and interest of Grantor in and to all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description (collectively, the "Premises");

The Premises does ___ or does not X include the primary residence of Grantor.

The Premises hereinabove described was acquired by Grantor by instrument recorded in **Book 17428 at Page 2365** in the **Wake** County Public Registry and in **Book 8645 at Page 602** in the **Durham** County Public Registry.

A map showing the above described property is recorded in **Book 2019 at Page 1761 in the Wake County Registry.**

TOGETHER WITH all rights in and to any land lying in the bed of any street or alley abutting the Premises and all and singular the easements, covenants, agreements, rights, ways, alleys, privileges, tenements, hereditaments and appurtenances thereunto now or hereafter belonging or appertaining (all of the foregoing being included within the term "**Premises**").

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple and for the use of the Grantee, its successors and assigns, in fee simple forever, and the Grantor, for itself, its successors and assigns hereby covenants and agrees that it will **WARRANT SPECIALLY** the property hereby conveyed.

And Grantor covenants with 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.

[Signature Page Follows]

Schedule 1

Legal Description of Premises

BEING ALL OF THAT PARCEL OF LAND IDENTIFIED AS "SAM'S REAL ESTATE BUSINESS TRUST LOT 13 SHILOH CROSSING" AS SHOWN ON PLAT ENTITLED "RECOMBINATION PLAT FOR WAL-MART STORES EAST, L.P. AND SAM'S REAL ESTATE BUSINESS TRUST LOTS 13 & 14 SHILOH CROSSING" PREPARED BY GSC SURVEYING AND RECORDED IN BOOK OF MAPS 2019, PAGE 1761, WAKE COUNTY REGISTRY, NORTH CAROLINA.

AND

THAT AREA OF LAND CONTAINING APPROXIMATELY 0.07 ACRES LOCATED IN WAKE COUNTY, NORTH CAROLINA, IDENTIFIED AS WAKE COUNTY TAX PARCEL IDENTIFICATION NUMBER 0747606174, AND REAL ESTATE IDENTIFICATION NUMBER 0012934, AND AN OUTLINE OF THE AREA BEING MORE PARTICULARLY AS SHOWN ON THE ATTACHED MAP.

TOGETHER WITH EASEMENT RIGHTS AS DEFINED AND DESCRIBED IN THE AMENDED AND RESTATED EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BETWEEN WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, SAM'S REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, AND SHILOH MORRISVILLE, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY DATED MARCH 29, 2011, AND RECORDED APRIL 4, 2011, IN BOOK 14315, PAGE 2374, WAKE COUNTY REGISTRY AND DULY RECORDED APRIL 1, 2011, IN BOOK 6696, PAGE 643, DURHAM COUNTY REGISTRY.

TOGETHER WITH NONEXCLUSIVE EASEMENTS SET FORTH IN THE TEMPORARY CONSTRUCTION AND PERMANENT SLOPE EASEMENT AGREEMENT RECORDED IN BOOK 5792, PAGE 391, DURHAM COUNTY.

TOGETHER WITH THE BENEFITTING EASEMENTS, IF ANY, SET FORTH IN THE FOLLOWING:

1. ENCROACHMENT AGREEMENT RECORDED IN BOOK 13518, PAGE 2398, WAKE COUNTY REGISTRY; AND
2. ENCROACHMENT AGREEMENT RECORDED IN BOOK 6210, PAGE 883, DURHAM COUNTY REGISTRY.

BEING ALSO DESCRIBED AS:

PARCEL 'A':

BEGINNING AT THE POINT MARKED P.O.B. PARCEL 'A' AT THE NORTHEASTERLY CORNER OF THIS PARCEL; RUNNING THENCE SOUTH 81°01'09" WEST 160.12' TO A POINT; RUNNING THENCE SOUTH 08°58'51" EAST 43.18' TO A POINT IN THE NORTHERLY LINE OF SHILOH GLENN DRIVE; RUNNING THENCE ALONG THE NORTHERLY LINE OF SHILOH GLENN DRIVE NORTH 80°46'19" EAST 17.26' TO AN IRON ROD FOUND, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.08', A RADIUS OF 217.50', A CHORD BEARING OF NORTH 69°02'19" EAST, AND A CHORD LENGTH OF 88.46', TO AN IRON ROD FOUND AND NORTH 57°18'19" EAST 61.52' TO THE POINT OF BEGINNING. CONTAINING 4,645.6 SQUARE FEET OR 0.107 ACRE OF LAND.

PARCEL 'B':

BEGINNING AT THE POINT MARKED P.O.B. AT THE NORTHWESTERLY CORNER OF THIS PROPERTY, RUNNING THENCE EASTERLY ALONG THE NORTHERLY LINE OF THIS PROPERTY AND THE SOUTHERLY LINE LANDS OF LIBERTY PROPERTY LIMITED PARTNERSHIP NORTH 81°05'23" EAST A DISTANCE OF 790.00'; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND THE SOUTHERLY LINE OF ANOTHER PARCEL OF LAND OF LIBERTY PROPERTY LIMITED PARTNERSHIP NORTH 81°05'23" EAST A DISTANCE OF 367.40' TO AN IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF THIS PROPERTY; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE PROPERTY AND THE WESTERLY LINE OF LANDS OF CPUS SHILOH LP SOUTH 09°00'35" EAST A DISTANCE OF 365.53' AND SOUTH 30°16'38" WEST A DISTANCE OF 205.76' TO A POINT IN THE NORTHERLY LINE OF SHILOH GLENN DRIVE; RUNNING THENCE ALONG THE NORTHERLY LINE OF SHILOH GLENN DRIVE THE FOLLOWING EIGHT (8) COURSES

AND DISTANCES: (1) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 154.89', A RADIUS OF 282.50', A CHORD BEARING OF SOUTH 73°00'45" WEST, AND A CHORD LENGTH OF 152.96' TO AN IRON ROD FOUND; (2) SOUTH 57°18'19" WEST A DISTANCE OF 52.44' TO AN POINT; (3) SOUTH 81°01'08" WEST A DISTANCE OF 160.12' TO A POINT; (4) SOUTH 8°58'51" EAST A DISTANCE OF 43.18' TO A POINT; (5) SOUTH 80°46'19" WEST A DISTANCE OF 476.66' TO A POINT; (6) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 105.35', A RADIUS OF 570.18', AND A CHORD BEARING OF SOUTH 85°04'28" WEST, AND A CHORD LENGTH OF 105.20' TO A POINT; (7) THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 68.38', A RADIUS OF 67.27', A CHORD BEARING OF NORTH 63°23'28" WEST, AND A CHORD LENGTH OF 65.47' TO A POINT; (8) THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 92.81', A RADIUS OF 78.00', A CHORD BEARING OF NORTH 66°33'55" WEST, AND A CHORD LENGTH OF 87.43' TO A DRILL HOLE FOUND; THENCE NORTHERLY ALONG THE PROPERTY LINES OF THIS PROPERTY AND LANDS OF WAL-MART STORES EAST, LP NORTH 09°41'20" WEST A DISTANCE OF 130.55' TO AN IRON ROD FOUND; NORTH 8°58'15" WEST A DISTANCE OF 112.77' TO A PK NAIL FOUND AND NORTH 09°10'16" WEST A DISTANCE OF 285.06' TO THE POINT OF BEGINNING. CONTAINING 663,727 SQUARE FEET OR 15.237 ACRES OF LAND.