

Revenue stamps: \$10,200.00
REIDs: 0250829, 0459823, 0459822

Prepared by & Return to: Suzanne B. Allaire, K&L Gates LLP
P.O. Box 17047, Raleigh, NC 27609

Brief Description for the Index

Green Level Church Road, Wake County,
North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 12th day of January, 2022, by and between

GRANTOR

LIFE INTERNATIONAL, a North Carolina non-profit corporation, formerly known as **LIFE COMMUNITY CHURCH OF RESEARCH TRIANGLE PARK, NC, INC.**

with a mailing address of:
5310 S. Alston Avenue, Building 100
Durham, NC 27713

GRANTEE

M/I HOMES OF RALEIGH, LLC,
a Delaware limited liability company

with a mailing address of:
1511 Sunday Drive, Suite 100
Raleigh, North Carolina 27607

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

Submitted electronically by K&L Gates LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

WITNESSETH, that Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those certain tracts or parcels of land lying and being in Wake County, North Carolina, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

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

TO HAVE AND TO HOLD the Property, together with all buildings, structures and improvements thereon and all privileges and appurtenances thereto belonging to the Grantee in fee simple, including, but not limited to, (i) any and all tenements, hereditaments, appurtenances, easements, rights-of-way, privileges, warranties, options, covenants, permits, approvals and other rights arising from or in any manner appertaining to the Property, including, without limitation, all of Grantor's right, title and interest, if any, in and to development rights, air rights, water rights, oil, gas and other mineral rights, and rights in strips and gores and rights in any adjoining streets, roads, alleys and rights-of-way, including, without limitation, all of Grantor's right, title and interest in and to Green Level Church Road and Fussell Avenue and any and all rights of ingress and egress, (ii) all structures, fixtures, systems, and improvements located on the Property, and (iii) all of Grantor's right, title and interest, if any, in and to prepaid, impact, connection, transportation, utility or tap fees, capacity reservation fees and other credits or deposits pertaining to the Property.

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, except for the exceptions listed on **Exhibit B** attached hereto and incorporated herein by reference.

[Signature page follows]

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the date set forth in the notary acknowledgement below, and delivered as of the date indicated on the first page of this Deed.

LIFE INTERNATIONAL, a North Carolina non-profit corporation, formerly known as LIFE COMMUNITY CHURCH OF RESEARCH TRIANGLE PARK, NC, INC.

Felix Asabor
Name: Felix Asabor
Title: Vice Chair

Wake County, North Carolina

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: Felix Asabor.

Date: January 12th, 2022.

My Commission Expires: *Loretta Moss*
Notary Public

12-1-2024 Print Name: Loretta Moss

[Affix Notary Seal below]

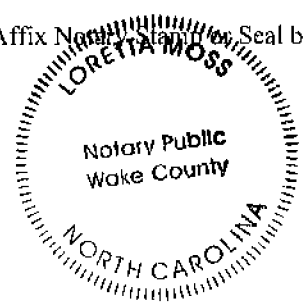


Exhibit A

Being all of those certain tracts or parcels of land lying and being in Wake County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pin and pointers located on the western side of Alston Avenue, S.R. 1630, said corner having North Carolina Grid Coordinates N=766922.966 and E=2029983.587; runs thence along the western right-of-way line of Alston Avenue the following courses and distances: South 07° 57' 18" West 54.02 feet; South 12° 53' 11" West 106.95 feet; South 16° 41' 24" West 106.70 feet; South 17° 27' 32" West 107.10 feet; South 18° 04' 45" West 110.93 feet; South 20° 05' 55" West 104.95 feet; and South 25° 09' 46" West 111.75 feet to a new iron pin located on the western right-of-way line of Alston Avenue; runs thence along a new for Rigsbee North 88° 03' 28" West 1176.42 feet to a new iron pin, corner in the line of Reiss; runs thence along the Reiss line North 00° 39' 31" East 673.31 feet to an existing iron pin; runs thence along the common line with Omer Ferrell South 88° 03' 28" East 1380.63 feet to the point and place of BEGINNING, containing 20.000 acres, and being the property shown on survey for Life Community Church c/o Antonio McDaniel dated December 18, 1998, prepared by S. D. Puckett & Associates, Inc., Professional Land Surveyors.

Less and except from the foregoing parcel those portions thereof conveyed to the Town of Cary and the North Carolina Department of Transportation by deed recorded in Book 13475, Page 2783, Wake County Registry.

Also less and except from the foregoing parcel, that portion subject to a condemnation and consent judgment in favor of the Wake County Board of Education recorded in Book 17317, Page 402, Wake County Registry.

Exhibit B

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Easements to Carolina Power & Light Company recorded in Book 858, Page 352; Book 1008, Page 433; Book 1300, Page 420; and Book 1632, Page 119, all Wake County Registry.
3. Easement to Duke Power Company recorded in Book 920, Page 571; Book 920, Page 572; Book 1262, Page 188; and Book 4812, Page 346, all Wake County Registry.
4. Right of Way Agreement to Board of Transportation recorded in Book 2294, Page 334, Wake County Registry.
5. Drainage Easement to Town of Cary recorded in Book 13475, Page 2787, Wake County Registry, and shown on plat recorded in Book of Maps 2009, Pages 1301 through 1310, Wake County Registry.
6. Sanitary Sewer Easement to Town of Cary recorded in Book 13475, Page 2792, Wake County Registry, and shown on plat recorded in Book of Maps 2009, Pages 1301 through 1310, Wake County Registry.
7. Deed of Permanent Easement for Utility and Pipeline Purposes to Town of Cary recorded in Book 17181, Page 905, Wake County Registry, and shown on plat recorded in Book of Maps 2018, Pages 253, 254 and 255, Wake County Registry.
8. Memorandum of Action recorded in Book 17248, Page 564, Wake County Registry, and subsequent Consent Judgment issued in Wake County Clerk of Superior Court Case Number 18-CVS-11492 in favor of the Wake County Board of Education recorded in Book 17317, Page 402, Wake County Registry, and associated Plat for Proposed Acquisition of Easements and Right of Way recorded in Book of Maps 2018, Pages 1400, 1401, 1402 and 1403, Wake County Registry.
9. Those matters affecting the Property as shown on plats of survey recorded in Book of Maps 2009, Pages 1301 through 1310; Book of Maps 2018, Pages 253, 254 and 255; and Book of Maps 2018, Pages 1400, 1401, 1402 and 1403, all Wake County Registry.
10. The following matters as shown on the ALTA/NSPS Survey for 11427 Green Level Church Road, dated January 11, 2022, by Jordan M. Schoff, PLS, bearing Project No. C19402 ("the Survey"): a) underground fiber optic lines, fiber optic box; b) sanitary sewer lines, sanitary sewer manholes; c) temporary construction easements, temporary construction /grading easements (BM 2019 PGS 1400-1403); d) stormwater control structure and access easements (BM 2019 PGS 1400-1403); e) public drainage easements (BM 2019 PGS 1400-1403); e) rip-rap, rip-rap check dams; f) 100' urban transition buffers; g) rights of others in and to

the continuous and uninterrupted flow of the waters bounding or crossing the land and riparian and/or littoral rights incident to the land; h) rights of others in and to the continuous and uninterrupted flow of drainage ditch that crosses the property.

11. Annexation Ordinance recorded in Book 18678, Page 1544, Wake County Registry.