

SPECIAL WARRANTY DEED

This instrument prepared by: ROD O'DONOGHUE, JR., ESQ., a NC licensed attorney
(Prepared without title search or opinion, express or implied)

After recording, Return to: _____

Excise Tax \$ 1,100.00

Wake County REID: 0200935

PIN: 1830448858

Brief Description for Index:

Lot 3, Book of Maps 2017, Page 2211

WAKE COUNTY

NORTH CAROLINA

THIS SPECIAL WARRANTY DEED is made this 27th day of July, 2021, by and between:

| <u>GRANTOR</u> | <u>GRANTEE</u> |
|--|--|
| TDC NORTH WAKE LAND, LLC, A North Carolina limited liability company 5310 S. Alston Ave., Suite 210 Durham, NC 27713 | SUCHA HOSPITALITY, LLC, A North Carolina limited liability company 204 Rossellini Place Cary, NC 27518 |

The property is not the primary residence of the Grantor (N.C.G.S. Section 105-317.2).

As used in this Deed, the terms "Grantor" and "Grantee" include said parties and their respective heirs, successors and assigns, and include the singular, plural, masculine, feminine or neuter as indicated by context.

WITNESSETH, that the Grantor, for a good and valuable consideration, the receipt and sufficiency of which are acknowledged, has granted, bargained, sold, transferred and conveyed and by these presents does grant, bargain, sell, transfer, and convey unto the Grantee in fee simple, all those certain lots, tracts or parcels of land and all improvements and appurtenances thereon and thereto (the "Property") situated in or near the Town of Wake Forest, Wake Forest Township, Wake County, North Carolina, and more particularly described on attached **Exhibit A**, which is incorporated by reference for a more particular description.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Being a portion of the property conveyed to Grantor by deed recorded in Book 15834, Page 1265, in the office of the Register of Deeds of Wake County, N.C. (the "Wake County Registry").

A map showing the above described property is recorded in Book of Maps 2017, Page 2211, Wake County Registry.

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 except for the exceptions set forth on attached **Exhibit B**, which is incorporated by reference.

The rest of this page is left blank.
Signature and Notary acknowledgement are on the following page.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed and delivered by its Manager as a sealed instrument, adopting as its seal the word "SEAL" appearing at the end of Grantor's name and/or signature line, as of the day and year first above written.

TDC NORTH WAKE LAND, LLC,
a North Carolina limited liability company

[SEAL]

By: Bruce W. Knott
Bruce W. Knott, Manager

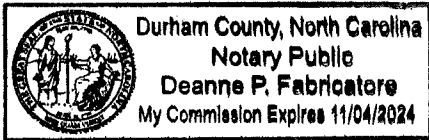
STATE OF NORTH CAROLINA

COUNTY OF Durham
(Place of Acknowledgment)

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **Bruce W. Knott** personally came before me this day and acknowledged that he is Manager of **TDC NORTH WAKE LAND, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the limited liability company, the foregoing instrument was signed in its name by him as its Manager, for the purposes stated therein.

Witness my hand and official stamp or seal this 22nd day of July, 2021.

[SEAL - STAMP]



Deanne P. Fabricatore
Notary Public

Deanne P. Fabricatore
Printed Name of Notary Public
My commission expires November 4, 2024

[Note: Notary Public must sign exactly as on notary seal]

☞ (NOTARY SEAL MUST BE FULLY LEGIBLE)

EXHIBIT A

PROPERTY DESCRIPTION

Property: 11620 Northpark Drive, Wake Forest, Wake County, North Carolina; Wake County REID 0200935; Wake County PIN 1830448858

Lying and being in the Town of Wake Forest, County of Wake, State of North Carolina, and being more particularly described as follows:

BEING all of Lot 3, containing approximately 9.49 acres, as shown and described on that certain plat entitled "Minor Subdivision For Sucha Hospitality, LLC" prepared by Cawthorne, Moss & Panciera, P.A., Professional Land Surveyors, and recorded in Book of Maps 2017, Page 2211, in the office of the Register of Deeds of Wake County, North Carolina (the "Wake County Registry"), to which plat reference is made for a more particular description of same.

TOGETHER WITH the right of ingress, egress, regress and access over and upon those certain areas identified as "30' Private Access Easement B.M. 2015 PG. 885," "30' Private Access Easement D.B. 16730 PG. 908" and "New 30' Private Access Easement (59 s.f.)" as shown on that certain plat entitled "Minor Subdivision For Sucha Hospitality, LLC" prepared by Cawthorne, Moss & Panciera, P.A., Professional Land Surveyors, and recorded in Book of Maps 2017, Page 2211, in the Wake County Registry; and

TOGETHER WITH the right of ingress, egress, regress and access over and upon that certain area identified as "New Easement Area" on that certain plat entitled "North Park Office Park Lots 2 & 3" prepared by Jimmy E. Bass, PLS, recorded in Book of Maps 2008, Pages 162 to 165, in the Wake County Registry.

Being a portion of the property conveyed to TDC North Wake Land, LLC from Beacon Ventures, LLC by deed recorded in Book 15834, Page 1265, in the Wake County Registry.

EXHIBIT B**TITLE EXCEPTIONS**

Property: 11620 Northpark Drive, Wake Forest, Wake County, North Carolina;
Wake County REID 0200935; Wake County PIN 1830448858

Title to the Property is subject to the following exceptions, to the extent the same may be enforceable:

1. Taxes for the year 2021, and subsequent years, not yet due and payable.
2. Matters shown on recorded Book of Maps 2017, Page 2211, in the Wake County Registry; See also Book of Maps 2016, Pages 885 and 886 and re-recorded in Book of Maps 2016, Pages 1042 and 1043, all in the in the Wake County Registry.
3. Subject to matters shown on plats recorded in Book of Maps 1997, Page 24; Book of Maps 1996, Page 1310; Book of Maps 1994, Page 1621; Book of Maps 1989, Pages 704 and 729; Book of Maps 2007, Pages 729 and 2264; Book of Maps 2008, Pages 162-165; and Book of Maps 2014, Pages 1069 and 1070, all in the Wake County Registry.
4. Access Easement and Stormwater Drainage Easement as recorded in Book 16434, Page 1600; Book 16600, Page 248; Book 16730, Page 908; Book 17034, Page 1873, all in the Wake County Registry.
5. Cross Access and Easement Agreement as recorded in Book 6972, Page 484, in the Wake County Registry.
6. Easement(s) to City of Raleigh recorded in Book 15894, Page 127, in the Wake County Registry.
7. Declaration of Restrictive Covenant as recorded in Book 17034, Page 1867, in the Wake County Registry.
8. Controlled access to U.S. Highway Number 1 to Department of Transportation as recorded in Book 5180, Page 429, in the Wake County Registry.
9. Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 423, Page 417, in the Wake County Registry.
10. Utility Easement as recorded in Book 10876, Page 420, in the Wake County Registry.
11. Easement(s) to Carolina Power & Light Company recorded in Book 262, Page 6; Book 479, Page 102; Book 739, Page 231; Book 899, Page 259; and Book 1783, Page 165, in the Wake County Registry.

12. Rights of others thereto entitled in and to the continued uninterrupted flow of Richland Creek, located on the Land.
13. Drainage Easement to Department of Transportation recorded in Book 11498, Page 861, in the Wake County Registry.
14. Right of Way and Easement Deed with Carolina Telephone and Telegraph Company as recorded in Book 11861, Page 2729, in the Wake County Registry.
15. Stormwater Easement and Cost Sharing Agreement recorded in Book 15764, Page 2162, in the Wake County Registry.
16. Parking Easement Agreement recorded in Book 15764, Page 2176, in the Wake County Registry.