

This instrument prepared by: HR North Carolina, LLC
3310 West End Avenue, Suite 700
Nashville, Tennessee 37203
Attn: Stephen E. Cox

Mail after recording to Grantee

Parcel ID: 0762421440
Excise Tax: \$ 28,000.00

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA
COUNTY OF WAKE

THIS DEED is made this 31 day of May, 2022, by and between:

GRANTOR: Crescent 1400 LLC, a North Carolina limited liability company
1000 Crescent Green, Suite 101
Cary, North Carolina 27518

and

GRANTEE: HR North Carolina, LLC, a Delaware limited liability company
3310 West End Avenue, Suite 700
Nashville, Tennessee 37203

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto
submitted electronically by "Regent Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

Grantee, in fee simple, all that certain real property lying and being in Wake County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

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

AND THE GRANTOR covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and forever defend the title against the lawful claims of all persons whomsoever claiming by, under or through Grantor, except for the following exceptions:

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

All or a portion of the property herein conveyed does **NOT** include the primary residence of the Grantor.

[Signature and Acknowledgment Page Follows]

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

[Signature Page to Deed]

GRANTOR:

CRESCENT 1400 LLC,
a North Carolina limited liability company (SEAL)

By: *[Signature]*
Name: Yezzen Hamad
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person personally appeared before me this day and acknowledged to me that he is the Manager of Crescent 1400 LLC, and that he, being authorized to do so, signed the foregoing document on behalf of such company: Yezzen Hamad.

Date: 05/26/2022

Elaina Womble
Notary Public

Print Name: Elaina Womble

My Commission Expires: 12/13/2023

[Official Seal]

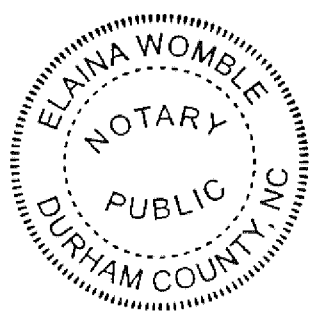


EXHIBIT A

Legal Description for Deed

Being known as 1400 Crescent Green, containing 3.387 acres, as shown on that map entitled "The Crescent 3.387 acre site" by Withers & Ravenel Engineering Surveying, Inc. dated November 17, 1998, recorded in Book of Maps 1999, Page 1393, Wake County Registry.

TOGETHER WITH easement(s) appurtenant to the above-described property contained in that certain Roadway Easement and Maintenance Agreement recorded in Book 8074, Page 275; amended in Book 8360, Page 2081 and Book 9618, Page 177, Wake County Registry.

EXHIBIT B

Permitted Exceptions

1. The lien of all taxes for the year 2022 and thereafter, which are not yet due and payable.
2. Declaration of covenants, conditions, restrictions, easements, charges, assessments, liens, options, rights of or to purchase, and rights of first refusal (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation,, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 6696, Page 921; Book 7017, Page 921; Book 7421, Page 674; and any amendments and/or supplements thereto.
3. Building restriction lines, easements, and any other matters shown on map or plat recorded in Book of Maps 1993, Page 1318; Book of Maps 1996, Page 1548; Book of Maps 1997, Page 353; Book of Maps 1998, Page 954 and Book of Maps 1999, Page 1393.
4. Easement(s) or right(s)-of-way in favor of Carolina Power and Light Company recorded in Book 6123, Page 901.
5. Roadway Easement and Maintenance Agreement recorded in Book 8074, Page 275; amended in Book 8360, Page 2081; and Book 9618, Page 177.
6. Roadway Easement and Maintenance Agreement recorded in Book 9350, Page 1614.
7. Grading and Landscape Easement recorded in Book 9350, Page 1625.
8. Easement Agreement recorded in Book 12688, Page 86.
9. Rights or claims of Coats & Bennett, PLLC in possession as tenant under an unrecorded lease, a Memorandum of Short Form evidencing same being recorded in Book 13766, Page 2005.