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Excise Tax \$ 3,200.00

NORTH CAROLINA LIMITED WARRANTY DEED

Parcel Identifier No.: 9654343711 NB

Brief Description for the Index: 12.03 acres

Prepared by: Manning Fulton & Skinner, PA, Charles L. Steel, IV
Diamond View II, 280 S. Mangum St., Suite 130, Durham, NC 27701

After recording return to: Grantee

THIS DEED, made this the 10th day of June 2022, by and between

GRANTOR	GRANTEE
<p>CHAD LLOYD LAND INVESTMENT COMPANY, LLC, a North Carolina limited liability company</p> <p>2701 US 70 West Efland, NC 27243</p>	<p>EFLAND INDUSTRIAL OWNER 1 LLC, a Delaware limited liability company</p> <p>c/o Rockpoint Group, L.L.C. Woodlawn Hall at Old Parkland 3953 Maple Avenue, Suite 300 Dallas, Texas 75219</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.

Submitted electronically by "First American Mortgage Services" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement 36605 with the Orange County Register of Deeds.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Orange, North Carolina, and more particularly described as follows:

BEGINNING AT AN IRON SET IN THE NORTHERN EDGE OF THE RIGHT-OF-WAY OF STATE ROAD 1239 (I-85 HIGHWAY 70 CONNECTOR); THENCE NORTH 00° 37' 18" EAST A DISTANCE OF 840.65 FEET TO AN IRON FOUND; THENCE NORTH 00° 37' 18" EAST A DISTANCE OF 239.60 FEET TO AN IRON FOUND; THENCE NORTH 00° 37' 18" EAST A DISTANCE OF 309.21 FEET TO AN IRON FOUND; THENCE NORTH 00° 37' 18" EAST A DISTANCE OF 122.13 FEET TO A MATHEMATICAL POINT IN THE CENTERLINE OF THE RIGHT-OF-WAY FOR THE NORTH CAROLINA RAILROAD COMPANY; THENCE ALONG AND WITH A CURVE HAVING A RADIUS OF 2,388.30 FEET, AN ARC DISTANCE OF 345.82 FEET, A CORD BEARING SOUTH 50° 31' 51" EAST ALONG A CORD DISTANCE OF 345.50 FEET TO A MATHEMATICAL POINT; THENCE SOUTH 46° 17' 38" EAST A DISTANCE OF 458.99 FEET TO A MATHEMATICAL POINT WHERE THE CENTERLINE OF THE RIGHT-OF-WAY FOR THE NORTH CAROLINA RAILROAD COMPANY CROSSES THE NORTHERN EDGE OF THE RIGHT-OF-WAY OF STATE ROAD 1239 (I-85 HIGHWAY 70 CONNECTOR); THENCE SOUTH 39° 52' 47" WEST A DISTANCE OF 203.84 FEET TO AN IRON FOUND; THENCE SOUTH 37° 36' 35" WEST A DISTANCE OF 405.85 FEET TO AN IRON SET; THENCE SOUTH 39° 58' 05" WEST A DISTANCE OF 96.81 FEET TO AN IRON SET; THENCE SOUTH 39° 04' 18" WEST A DISTANCE OF 203.32 FEET TO AN IRON SET; THENCE SOUTH 35° 59' 10" WEST A DISTANCE OF 174.22 FEET TO AN IRON SET; THENCE SOUTH 33° 51' 16" WEST A DISTANCE OF 57.59 FEET TO AN IRON SET BEING THE POINT AND PLACE OF BEGINNING, AND BEING TRACT 5 ON THAT PLAT OF SURVEY PREPARED BY MICHAEL R. WHITFIELD, PROFESSIONAL LAND SURVEYOR, DATED APRIL 12, 2013, SAID TRACT CONTAINING 12.03 ACRES.

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

This conveyance is made upon condition that the property will not be used for adult type bookstores or other establishments selling, renting, displaying or exhibiting pornographic or obscene materials or providing adult type entertainment or activities (including, without limitation, any displays or activities of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts); massage or tattoo parlor; mortuaries, crematoriums, and funeral homes; mobile home, recreational vehicle, or trailer park or court; labor camps; junkyards and stockyards; landfills, garbage dumps or other such facilities for the dumping, disposing, incineration or reduction of garbage or Hazardous Substance; gambling establishments or betting parlors (provided, however, that the sale of lottery tickets shall not be prohibited); private jails or prisons; utility substations or similar facilities, pawn shop, uses that emit nuisance/offensive odors or sounds, animal kennel, or concrete/asphalt/aggregate facility (collectively "Offensive Uses")

Notwithstanding the foregoing, in no event shall the use of or operation on the real property as a warehouse and/or distribution facility or any other use permitted on the real property by the Orange County Unified Development Ordinance as of the date hereof, including without limitation

any commercial truck traffic and the unloading and loading of such commercial trucks or ancillary uses related thereto, be prohibited by the foregoing restriction or be considered a use that 'emits nuisance/offensive odors or sounds' thereunder.

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, other than the following exceptions:

1. Easements and any other facts as shown on plat recorded in Plat Book 112, Page 75 and Plat Book 64, Page 90, Orange County Registry.

2. Terms, conditions, provisions and any rights therein set forth in Railroad Easement recorded in Book 53, Page 520, Orange County Registry.

3. Agreement Regarding Crossing Closure by and between Andrew B. Lloyd, Jr., North Carolina Railroad Company and Norfolk Southern Railway Company, recorded in Book RB5998, Page 284, Orange County Registry.

4. Right(s) of Way contained in Judgment to North Carolina State Highway and Public Works Commission recorded in Book 156, Page 132, Orange County Registry.

5. Access Agreement by and between Department of Transportation, an agency of the State of North Carolina and Andrew B. Lloyd, Jr., recorded in Book 2178, Page 170, Orange County Registry.

6. Easement contained in Consent Judgment to Andrew Benjamin Lloyd, Jr., and wife, Camelia C. Lloyd recorded in Book 1433, Page 233 and Related Memorandum of Action recorded in Book 1144, Page 426, Orange County Registry.

7. Easement contained in Consent Judgment to Andrew Benjamin Lloyd, Jr., and wife, Camelia C. Lloyd recorded in Book 1433, Page 247 and Related Memorandum of Action recorded in Book 1144, Page 429, Orange County Registry.

Ad valorem real property taxes for 2022.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

CHAD LLOYD LAND INVESTMENT
COMPANY, LLC

By: Andrew Ben Lloyd Jr.
ANDREW BEN LLOYD, JR., Manager

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

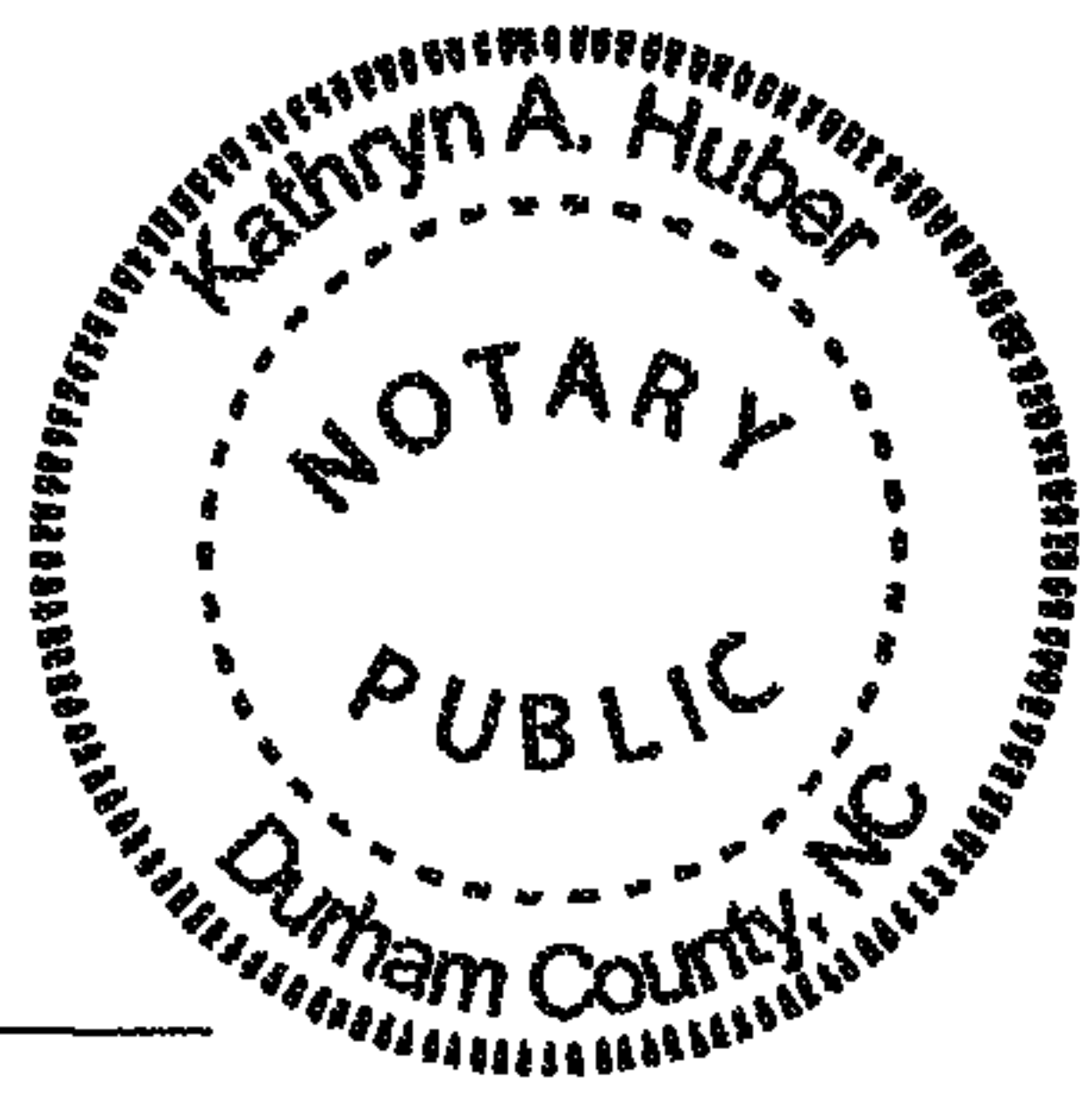
I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: ANDREW BEN LLOYD, JR.

Given under my hand and official seal of office this the 9th day of June, 2022

(Affix Official Seal)

Kathryn A. Huber
Notary Public

Kathryn A. Huber
(Print or type name of Notary Public)



My Commission Expires:

May 13, 2024