

Prepared by:
Stephanie L. Sanders
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Post Office Box 1801
Raleigh, North Carolina 27602

Tax PIN Number: 0757107301

Revenue Stamps: \$12,856.00

Return to:
Johanna L. Orleski, Esquire
Hunton Andrews Kurth LLP
951 East Byrd Street
Richmond, Virginia 23219

NORTH CAROLINA SPECIAL WARRANTY DEED

Grantor states that the Property does not include the primary residence of Grantor.

NORTH CAROLINA WAKE COUNTY

THIS SPECIAL WARRANTY DEED is made this 8 day of June 2022 by EARL RYAN THOMPSON and wife, SYLVIA RANDELL THOMPSON) ("Grantor"), with a mailing address of 73 Cheney Road, Marlborough, Connecticut 06447-1328, to PR III/DRP SLATER ROAD OFFICE LP, a Delaware limited partnership ("Grantee"), with a mailing address of c/o Dominion Realty Partners LLC, 501 Fayetteville Street, Suite 100, Raleigh, North Carolina 27601.

WITNESSETH

For and in consideration of \$10.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina, which lot or parcel of land is more particularly described as follows (the "Property"):

See Exhibit A attached.

Submitted electronically by "Old Republic Title"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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

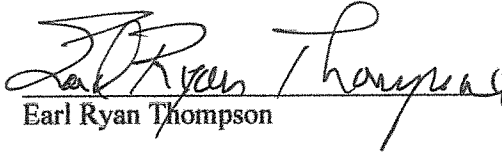
Sylvia Ransdell Thompson, the spouse of Earl Ryan Thompson, joins in the execution of this document for the sole purpose of conveying any marital interest she may have in the herein described property and she does not make any representations or warranties of title.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title to the Property as Grantor received, and Grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions described on **Exhibit B** attached hereto.

The designation "Grantor", and "Grantee" as used herein shall include said named parties and their respective heirs, personal representatives, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

(SIGNATURES ON FOLLOWING PAGES)

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

 (SEAL)
Earl Ryan Thompson

 (SEAL)
Sylvia Ransdell Thompson

STATE OF CT

COUNTY OF Hartford

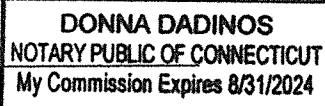
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Earl Ryan Thompson and wife, Sylvia Ransdell Thompson.

Date: June 2, 2022

Official Signature of Notary:  _____

Notary's Printed or Typed Name: Donna Dadinós, Notary Public

My Commission Expires: 8/31/2024



(Official Seal)

EXHIBIT A
ATTACHED TO SPECIAL WARRANTY DEED
FROM
EARL RYAN THOMPSON and wife, SYLVIA RANDELL THOMPSON
TO
PR III/DRP SLATER ROAD OFFICE LP

LEGAL DESCRIPTION

Being all of that certain tract or parcel of land located in Cedar Fork Township, Wake County, North Carolina and being more particularly described as follows:

Being all of Lot 2, containing 8.996 acres, as shown on plat entitled "Subdivision and Right of Way Dedication Map Earl Ryan Thompson Property", dated February 5, 2020, last revised May 5, 2022, prepared by Robinson & Plante, P.C. Land Surveying and recorded in Book of Maps 2022, Pages 841 and 842, Wake County Registry.

TOGETHER WITH the non-exclusive access easement described in Access Easement and Agreement recorded in Book 16853, Page 1256, as corrected by Corrective Affidavit recorded in Book 16868, Page 1960, Wake County Registry.

EXHIBIT B
ATTACHED TO SPECIAL WARRANTY DEED
FROM
EARL RYAN THOMPSON and wife, SYLVIA RANDELL THOMPSON
TO
PR III/DRP SLATER ROAD OFFICE LP

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and subsequent years not yet due and payable.
2. Easement(s) to Carolina Power and Light Company recorded in Book 1005, Page 350, Wake County Registry.
3. Easement(s) to Duke Power Company recorded in Book 1147, Page 315, Wake County Registry.
4. Slope easement and limitations contained in Right of Way Agreement to the North Carolina Department of Transportation recorded in Book 8432, Page 1192, Wake County Registry in connection with the right of way of SR 1641 (Slater Road).
5. Sight Triangle and Slope Easements recorded in Book 17076, Page 78, Wake County Registry.
6. Riparian rights of others in and to the continued and uninterrupted flow of Stirrup Iron Creek.
7. Any discrepancy in the boundary of the Property based on in the exact location of the centerline of Stirrup Iron Creek which partially represents the boundary line of the Property or from accretion, erosion, reliction or avulsion of Stirrup Iron Creek which partially represents the boundary line of the Property.
8. Matters shown on or disclosed by plat recorded in Book of Maps 2022, Pages 841 & 842, Wake County Registry, including: a) 50' Neuse Riparian Area; b) 100 year FEMA Flood Zone AE and X; c) wetlands; d) tree preservation area; e) possible miscellaneous equipment and vehicle area; f) 10' x 70' sight triangle easement; g) temporary slope easement.
9. Matters that are shown on survey dated May 19, 2022 by Stuart E. Plante, III, PLS, including: a) underground fiber optic markers and box; b) water valves.

The following with respect to the non-exclusive access easement referenced in Exhibit A:

1. Taxes for the year 2022 and subsequent years not yet due and payable.
2. Terms, conditions and obligations, if any, contained in Access Easement and Agreement recorded in Book 16853, Page 1256 as affected by Corrective Affidavit recorded in Book 16868, Page 1960, Wake County Registry.
3. Covenants, conditions, restrictions, easements, reservations, options and obligations, if any, contained in Declaration recorded in Book 16204, Page 2194, amended in Book 16871, Page 1542 and further amended in Book 17406, Page 1916, as amended and supplemented, Wake County Registry.

4. Easement(s) to Duke Energy Progress, LLC, recorded in Book 16658, Page 338, Wake County Registry.
5. Matters shown on or disclosed by plat recorded in Plat Book 2017, Pages 709-712, Wake County Registry, including: a) 10' x 70' sight triangle; b) new private cross access easement; c) dedication of additional right of way for NCSR 1641.
6. Matters that are shown on survey dated May 19, 2022 by Stuart E. Plante, III, PLS, together with any public or private rights or easements associated therewith, including: a) curb and paved driveway; b) unidentified sign; c) traffic sign; d) light pole; e) water valves; f) planter.