

Excise Tax: \$12,100.00

Tax Lot No.: \_\_\_\_\_ Parcel Identifier No. 0752812872  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_

This instrument was prepared by: Alexander Ricks PLLC (J. Goldberg)  
1420 E. Seventh Street, Suite 100  
Charlotte, NC 28204

After recording mail to: Grantee  
Brief description for the Index: Lot 24A, Book of Maps 1985, page 895

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made as of this 5<sup>th</sup> day of April, 2022, by and between

**GRANTOR:**

**TURNRIGHT LLC**, a North Carolina limited liability company

101 Four Meadows Lane  
Morrisville, NC 27560  
Attention: Sudhakar Vundavalli

**GRANTEE:**

**AREA 301 SPONSOR, LLC**, a Delaware limited liability company (66.1017% interest) and **AREA 301 INVESTOR, LLC**, a Delaware limited liability company (33.8983% interest)

290 Madison Avenue, 4<sup>th</sup> Floor  
New York, New York 10017  
Attention: John A. Porges

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.

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, together with the improvements thereon, situated in the City of Cary, Wake County, North Carolina, and more particularly described as follows:

See **Exhibit A** attached.

The property was acquired by Grantor by instrument recorded in Book 16692 at Page 1096 of the Wake County Public Registry.

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

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 Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

This conveyance is made expressly subject to the following exceptions:

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Easement to Carolina Power & Light Company recorded in Book 972, Page 323; Book 995, Page 198; Book 1033, Page 68; Book 1228, Page 304; Book 1717, Page 213; and Book 2887, Page 616, all of the Wake County Registry.
3. Terms, provisions, covenants, conditions, easements, and restrictions as provided in Declaration of Covenants, Conditions and Restrictions recorded in Book 4831, Page 122, Wake County Registry.
4. Assignment of Declarant's Rights recorded in Book 5115, Page 291, Wake County Registry.
5. Terms, provisions, covenants, conditions, easements, and restrictions as provided in Declaration of Protective Covenants, recorded in Book 5500, Page 715, Wake County Registry.
6. Deed of Easement to Town of Cary, a municipal corporation recorded in Book 9615, page 2011, Wake County Registry.
7. Deed of Easement for Permanent Slope and Temporary Construction Purposes to Town of Cary, a municipal corporation of the State of North Carolina and the North Carolina Department of Transportation recorded in Book 9615, Page 2014, Wake County Registry
8. Easements and any other facts as shown on plat recorded in Plat Book 1985, Page 895, Wake County Registry.
9. Rights of parties in possession as tenants only, under that certain lease between Turnright LLC, as landlord, and SmallHD LLC, a Delaware limited liability company, as tenant, dated March 26, 2018, as amended by that certain First Amendment to Office Lease, dated April 1, 2020 and that certain Second Amendment to Office Lease dated June 1, 2020.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed as of the day and year first above written.

GRANTOR:

TURNRIGHT LLC, a North Carolina limited liability company

By: [Signature]  
Name: Sudhakar Vundavalli  
Title: Manager

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that Sudhakar Vundavalli personally appeared before me this day and acknowledged the execution of the foregoing instrument as Manager of Grantor.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of March, 2022.

[Notary Seal]

\_\_\_\_\_  
Notary Public

Commission Expires: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Francisco )

On MAR 30 2022 before me, Samir Bourema, Notary Public  
(Date) (Here insert Name and Title of the Officer)

personally appeared Sudhakar Vundavalli  
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)  
(Signature of Notary Public)

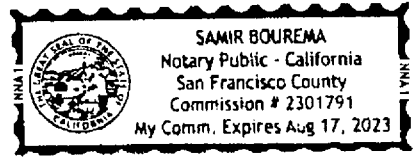


EXHIBIT A TO DEED

The Land referred to herein below is situated in the County of Wake, State of North Carolina, and is described as follows:

**BEING ALL OF LOT 24A AS SHOWN IN BOOK OF MAPS 1985, PAGE 895, WAKE COUNTY REGISTRY.**