

Excise Tax: \$ 10,100

Parcel Identifier No.: 0758437278

Verified by Wake County on the ___ day of _____, 2022

By _____

Mail after recording to: First American Title Insurance Company, 2425 E. Camelback Road, Suite 300, Phoenix, Arizona 85016

This instrument was prepared by: Spirit Master Funding X, LLC, 2727 N. Harwood St., Suite 300, Dallas, Texas 75201, Attn: Closing Department

Brief description for the Index: [_____]

FIRST AMERICAN TITLE

submitted electronically by "First American Title Insurance Company - NCS Phoenix" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 21 day of July, 2022, by and between

GRANTOR	GRANTEE
<p>SPIRIT MASTER FUNDING X, LLC, a Delaware limited liability company, whose mailing address is c/o Spirit Realty Capital, 2727 N. Harwood St., Suite 300, Dallas, Texas 75201</p>	<p>ROSEN6, LLC, a Wyoming limited liability company, as to an undivided 14.53% tenant in common interest, whose mailing address is Post Office Box 2007, 1000 S Blue Dun Lane, Wilson, Wyoming 83014, Attn: Monroe Rosenthal</p> <p>RANCH PACIFIC, LLC, a Wyoming limited liability company, as to an undivided 85.47% tenant in common interest, whose mailing address is Post Office Box 2007, 1000 S Blue Dun Lane, Wilson, Wyoming 83014, Attn: Monroe Rosenthal</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.

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 at 3405 Page Road, in the City of Raleigh, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto
and by this reference made a part hereof

The property hereinabove described as acquired by Grantor from Mac Papers, Inc., a Florida corporation, by Instrument dated March 12, 2020, recorded in Book 017839, Page 02401, of the Register of Deeds of Wake County, North Carolina.

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. No personalty is conveyed or is intended to be conveyed hereby.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by or through Grantor, and none other, and subject to the Permitted Exceptions hereinafter stated.


Title to the property hereinabove described is subject to (i) all current taxes not yet due and payable, assessments and any other liens arising therefrom, (ii) all reservations in patents, deed restrictions, easements, rights of way, covenants, conditions, restrictions, encroachments, liens and encumbrances, as may appear of record, (iii) any zoning and other governmental restrictions applicable to the Property, (iv) rights of tenants under leases disclosed in writing by Grantor to Grantee, (v) any matters that are created by or arise from the act or acquiescence of Grantee, its affiliates, employees, agents, or representatives, and (vi) any state of facts which an accurate survey made of the Property as of the date of this conveyance would show (the "Permitted Exceptions").

[Signatures Appear on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its limited liability company name by its duly authorized officers, the day and year first above written.

SPIRIT MASTER FUNDING X, LLC, a Delaware limited liability company


By: Spirit SPE Manager, LLC, a Delaware limited liability company, its Manager

By: 
Name: Ken Heimlich
Title: Executive Vice President & Chief Investment Officer

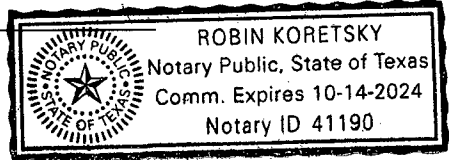
SEAL-STAMP State of TEXAS, Dallas County.

I, a Notary Public of the State aforesaid, certify that Ken Heimlich, on behalf of Grantor, personally appeared before me this day and acknowledged that he is the Executive Vice President and Chief Investment Officer of Spirit SPE Manager, LLC, a Delaware limited liability company, the Manager of SPIRIT MASTER FUNDING X, LLC, a Delaware limited liability company, the foregoing instrument was signed in its name by the Executive Vice President and Chief Investment Officer of the Manager of the limited liability company.

Witness my hand and official stamp or seal this 20 day of July, 2022.


Notary Public: Robin Koretsky

My commission expires: 10-14-2024




Acknowledged by: 
Title: Closing Manager

EXHIBIT A

Street Address: 3405 Page Rd., Raleigh, North Carolina 27560

Legal Description:

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

BEING ALL OF LOT 3 OF WORLD TRADE PARK, AS SHOWN ON THAT PLAT RECORDED IN BOOK OF MAPS 2002, PAGE 1823, WAKE COUNTY REGISTRY, AND RECORDED IN PLAT BOOK 157, PAGE 127, DURHAM COUNTY REGISTRY, ENTITLED "WORLD TRADE PARK SUBDIVISION LOTS 2, 3, 10, PROPERTY OF WORLD TRADE PROPERTIES, LLC, AS RECORDED IN WAKE COUNTY PLAT BOOK 2001, PAGE 998," DATED JULY 31, 2002, BY RILEY SURVEYING, P.A., DURHAM, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAME.

TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED LOT 3 INCLUDING BUT NOT LIMITED TO PERPETUAL, NON-EXCLUSIVE EASEMENTS TO PRIVATE DRIVES, PUBLIC STREETS, SIDEWALKS AND VEHICULAR DRIVES AND DRIVEWAYS FOR INGRESS AND EGRESS AND REGRESS ACROSS AND OVER THE COMMON AREA ARISING UNDER THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR WORLD TRADE PARK RECORDED IN BOOK 8271, PAGE 781, WAKE COUNTY REGISTER OF DEEDS, AND IN BOOK 2615, PAGE 411, DURHAM COUNTY REGISTER OF DEEDS, AND AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR WORLD TRADE PARK RECORDED IN BOOK 16301, PAGE 1693, WAKE COUNTY REGISTER OF DEEDS, AND IN BOOK 7879, PAGE 18, DURHAM COUNTY REGISTER OF DEEDS.