

Prepared by:  
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Poyner Spruill LLP  
Post Office Box 1801  
Raleigh, North Carolina 27602

Revenue Stamps: \$9,500.00  
Tax PIN: 0754337530

**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 24<sup>th</sup> day of June, 2022 by **BALLET FLAMINGO, LLC**, a North Carolina limited liability company ("**Grantor**"), with a mailing address of 378 Crimson Way, Pittsboro, NC 27312 to **TOWNE BANK**, a Virginia banking corporation ("**Grantee**"), with a mailing address of 6001 Harbour View Boulevard, Suffolk, VA 23435.

**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.**

The Property was acquired by Grantor by instrument recorded in the Wake County Registry in Book 8144, Page 918.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to 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 exceptions described on Exhibit B attached hereto and incorporated by reference.

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.

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

BALLET FLAMINGO, LLC  
a North Carolina limited liability company (SEAL)

By: Suzanne Thomas  
Name: Suzanne Thomas  
Title: President / Manager

STATE OF North Carolina  
COUNTY OF Wake

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: President, Suzanne Thomas

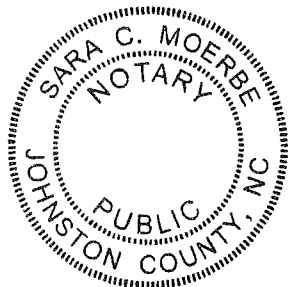
Date: 6/21/22 Manager

Official Signature of Notary: Sara C Moerbe

Notary's Printed or Typed Name: Sara C Moerbe, Notary Public

My Commission Expires: 6/4/23

(Official Seal)



**EXHIBIT A  
ATTACHED TO DEED  
FROM  
BALLET FLAMINGO, LLC  
TO  
TOWNEBANK**

**LEGAL DESCRIPTION**

Lying and being in the Town of Cary, Wake County, North Carolina, in the Preston East Development, and being more particularly described as follows:

TRACT NO. 2 of Preston Professional Center, as said Tract is shown on a plat by Michael E. Dickerson, R.L.S., of Withers & Ravenel Engineering & Surveying, Inc., entitled "Lots 2-5, A PORTION OF PRESTON PROFESSIONAL CENTER", dated January 22, 1998, and recorded in the Wake County, North Carolina Registry in Book of Maps 1998, Page 210, said plat being incorporated by reference as if fully set out herein.

**EXHIBIT B  
ATTACHED TO DEED  
FROM  
BALLET FLAMINGO, LLC  
TO  
TOWNEBANK**

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Matters revealed by map/plat recorded in Book of Maps 1997 at Pages 2040-2043 of the Wake County Registry.
3. Matters revealed by map/plat recorded in Book of Maps 1998 at Page 210 of the Wake County Registry.
4. Covenants, conditions, restrictions, easements and assessments recorded in Book 3935, Page 863 of the Wake County Registry, and any amendments thereto, reference being made to the records thereof for full particulars.
5. Covenants, conditions, restrictions, easements and assessments recorded in Book 7236, Page 793 of the Wake County Registry, and any amendments thereto, reference being made to the records thereof for full particulars.
6. Covenants, conditions, restrictions, easements and assessments recorded in Book 7999, Page 367 as amended in Book 8765, Page 295 of the Wake County Registry, and any amendments thereto, reference being made to the records thereof for full particulars.
7. Easement(s) in favor of Carolina Power & Light Company as recorded in Book 6917, Page 364 of the Wake County Registry, and as substantially shown on Survey.
8. Ordinance recorded in Book 6977 at Page 905 of the Wake County Registry.
9. Terms and provisions of "Lot Sales Agreement for Preston Professional Center" as referenced in Deed recorded in Book 8144, Page 918 of the Wake County Registry.
10. Matters as shown on survey by John A. Edwards & Company, signed and sealed by John A. Edwards, Jr., PLS, L-2776, dated May 16, 2022, entitled ALTA/NSPS Land Title Survey ("Survey") and any easements or rights-of-way associated therewith, including:
  - a. Catch Basins
  - b. Light Poles
  - c. HVAC Units
  - d. Transformers
  - e. Sign(s)
  - f. Fire Hydrant
  - g. Water Meter
  - h. Hot Box
  - i. Sanitary Sewer CleanOuts
  - j. 20' Sanitary sewer Easement (BM 1996 PG 993)
  - k. 20' Sanitary sewer Easement (BM 1998 PG 210 and BM 1997 PG 2041)
  - l. Cross Access Easement (BM 1998 PG210)