

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$7,200.00

Parcel Identifier No. 0365236 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: Stam Law Firm, PLLC \_\_\_\_\_

Brief description for the Index: 4 Copley Parkway \_\_\_\_\_

THIS DEED made this 31st day of January, 2022, by and between

GRANTOR

GRANTEE

COPLEY PARKWAY ASSOCIATES, LLC, a NC limited liability company

4104 Atlantic Avenue, Suite 140  
Raleigh, NC 27604

BORDEAUX BROTHERS, LLC  
a NC limited liability company

135 E. Martin Street, Suite 101  
Raleigh, NC 27601

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Morrisville, Cedar Fork Township, Wake County, North Carolina and more particularly described as follows:

See the attached Exhibit A which is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12807 page 1256.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a 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 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: See the attached Exhibit B which is incorporated herein by reference.

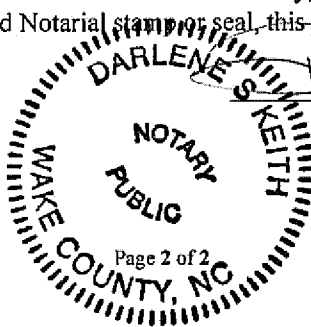
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

COPLEY PARKWAY ASSOCIATES, LLC  
(Entity Name)  
By: [Signature]  
A.E. Nivison, Manager

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that A.E. NIVISION personally came before me this day and acknowledged that he is the Manager of COPLEY PARKWAY ASSOCIATES, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 31 day of January, 2022.

My Commission Expires: 8-5-2022  
(Affix Seal)



[Signature]  
Darlene S. Keith Notary Public  
Notary's Printed or Typed Name

EXHIBIT "A"

## LEGAL DESCRIPTION

Beginning at an Existing Iron Rebar on the Southwestern Right-of-Way of Interstate 40 being the Easternmost Property corner of Copley Parkway Associates, LLC (B.M. 2007 PG. 2470-2471, Lot 4A) and the Northernmost Property corner of Concourse Associates, LLC (P.I.N. 0756-39-2464, D.B. 11883 PG. 2152, B.M. 1991 PG. 141), said POINT OF BEGINNING being located N50°-01'-26"W 234.03 feet from an Existing Right-of-Way Monument on said Southwestern Right-of-Way of Interstate 40; thence from said POINT OF BEGINNING along the common Property line of Copley Parkway Associates, LLC and Concourse Associates, LLC S41°-00'-21"W 429.42 feet to an Existing Iron Rebar on the Northeastern 70 Foot Right-of-way of Copley Parkway being the Southernmost Property corner of Copley Parkway Associates, LLC and the Westernmost Property corner of Concourse Associates, LLC; thence along said Northeastern 70 Foot Right-of-way of Copley Parkway describing the Southwestern Property line of Copley Parkway Associates, LLC the following three (3) courses: (1) N55°-23'-01"W 67.07 feet to a New Iron Rebar; (2) along a curve to the Right having a radius of 55.00 feet, an arc length of 59.52 feet, and a chord bearing and distance of N24°-22'-35"W 56.65 feet to a New Iron Rebar; (3) along a curve to the Left having a radius of 67.50 feet, an arc length of 215.15 feet, and a chord bearing and distance of N84°-41'-21"W 134.97 feet to a Set PK-Nail in the center of a 40 Foot Shared Access (D.B. 12803 PG. 952) and being a common Property corner with Lot 4B (B.M. 2007 PG. 2470-2471); thence along said common Property line of Copley Parkway Associates, LLC and Lot 4B, being the center of said 40 Foot Shared Access N55°-23'-01"W 86.44 feet to a Set PK-Nail; thence continuing along said common Property line of Copley Parkway Associates, LLC and Lot 4B, being the center of said 40 Foot Shared Access and describing the Northwestern Property line of Copley Parkway Associates, LLC the following three (3) courses: (1) along a curve to the Right having a radius of 90.00 feet, an arc length of 129.74 feet, and a chord bearing and distance of N14°-05'-11"W 118.79 feet to a Set PK-Nail; (2) N27°-12'-39"E 240.65 feet to a Set PK-Nail; (3) N39°-50'-18"E 191.67 feet to a New Iron Rebar on said Southwestern Right-of-way of Interstate 40 being the Northernmost Property corner of Copley Parkway Associates, LLC and the Easternmost Property corner of Lot 4B; thence along said Southwestern Right-of-way of Interstate 40 describing the Northeastern Property line of Copley Parkway Associates, LLC the following two (2) courses: (1) S50°-00'-19"E 411.05 feet to an Existing Iron Pipe; (2) S50°-00'-19"E 61.41 feet to the POINT OF BEGINNING.

Said Property contains 4.59 acres and is more particularly shown on that certain ALTA/ACSM Land Title Survey of Tract 4A of the Concourse + (Formerly) Barber Land, prepared by Rivers & Associates, Inc., dated September 7, 2007, being Project No. 26141.2.

Said Property being the same Property shown as Lot 4A on that certain Recombination and Easement Plat recorded at B.M. 2007 PG. 2470-2471, Wake County Registry.

TOGETHER WITH easements contained in that certain Declaration of Reciprocal Easements and Agreement recorded in Book 4850, Page 513, Wake County Registry.

TOGETHER WITH easements contained in that certain Declaration of Shared Access Drive Easement recorded in Book 12803, Page 952, Wake County Registry, as re-recorded in Book 12807, Page 1219, aforesaid records.

**EXHIBIT "B"**  
**PERMITTED TITLE EXCEPTIONS**

1. Taxes for the year 2022 and subsequent years, not yet due and payable.
2. Restrictions appearing of record in Book 6702, Page 826; Book 7277 at Page 263; Book 7513 at Page 126; Book 7541 at Page 748; Book 8542 at Page 2097 and Assignment and Assumption of Rights under Declaration of Covenants, Conditions and Restrictions in Book 8232, Page 1523.
3. Restrictions and easements appearing of record in Easement Agreement by and between Copley Investors Limited Partnership and Triangle Factory Stores Limited Partnership recorded in Book 4850, page 499.
4. Declaration of Reciprocal Easements and Agreement recorded in Book 4850, Page 513 and Deed recorded in Book 4850, Page 459.
5. Easements to Carolina Power & Light Company recorded in Book 919, page 1; Book 919, Page 8; Book 191, Page 16; Book 1005, Pages 350, 362, 365 and 370; Book 1113, Page 461; Book 1387, Page 642; Book 1564, Page 119; Book 1805, Pages 586, 587 and 588; Book 2065, Page 320; Book 2231, Page 458; Book 2231, Page 460; Book 2952, Pages 425 and 426; Book 3130, Page 956; Book 3639, Page 921; Book 3702, Page 327; Book 4781, Page 332; Book 4931, Page 353; Book 6999, Page 510; Book 8028, Page 132; Book 12614, Page 740.
6. Easement to Southern Bell Telephone and Telegraph Company recorded in Book 1380, Page 46.
7. Rights of others thereto entitled in and to the continued uninterrupted flow of Stirrup Iron Creek affecting the land as shown on maps recorded in Book of Maps 1991, Page 141 and Book of Maps 1994, page 818.
8. Subject to matters shown on recorded map recorded in Book of Maps 2000, page 1159, including the following located on the land:
  - a. 20' Town of Cary Public Utility Easement.
9. Easement(s) to State Highway Commission recorded in Book 1787 at Page 334; Book 1806 at Page 101 and Book 1558 at Page 475.
10. Right(s) of way to North Carolina Department of Transportation recorded in Book 8432 at page 1202.

11. Deed of Temporary Easement to North Carolina Department of Transportation recorded in Book 9933 at Page 1900.
12. Easement to Progress Energy Carolinas, Inc. recorded in Book 12614 at Page 740.
13. Matters shown on map entitled "Recombination & Easement Plat Tract 4A The Concourse +(formerly) Pitcairn Property" recorded in Book of Maps 2007 at Pages 2470-2471.
14. Declaration of Shared Access Drive Easement recorded in Book 12803 at Page 952 as re-recorded in Book 12807 at Page 1219.
15. Those matters ad disclosed by that certain survey entitled "4 Copley Parkway" prepared by Triangle Surveyors, bearing the seal and certification of Ronald D. Carpenter, PLS, dated 1/19/22 as follows:
  - a. Sanitary sewer manhole(s)
  - b. Light pole(s)
  - c. Water valve(s)
  - d. Fire hydrants(s)
  - e. Concrete sidewalk
  - f. Stirrup Iron Creek
  - g. Neuse River buffer
  - h. 30' freeway buffer
  - i. Transformer
  - j. Fiber optic box