

Revenue stamps: \$4,200.00
Real Estate IDs: 0065984 and 0051994

Prepared by & Return to: Suzanne B. Allaire, K&L Gates LLP,
4350 Lassiter at North Hills Avenue, Suite 300
Raleigh, NC 27609

Brief Description for the Index

Approximately 10.279 acres, Church Street,
Cedar Fork Township, Wake County, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 24 day of June, 2022, by and between

GRANTOR

ROBERT A. CARSON AND MARIAN R. CARSON, TRUSTEES OF THE NATHAN B. CARSON REVOCABLE TRUST, pursuant to a Trust Agreement dated October 15, 1996

with a mailing address of:
222 N. LaSalle Street
Suite 300
Chicago, IL 60601

GRANTEE

BAKER RESIDENTIAL OF THE CAROLINAS, LLC, a Delaware limited liability company

with a mailing address of:
7001 Weston Parkway
Suite 150
Cary, NC 27513

Enter in appropriate block for each party: name, 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.

Submitted electronically by K&L Gates LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

WITNESSETH, that Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple all those certain tracts or parcels of land lying and being in Wake County, North Carolina, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection with the Property and/or any of the improvements, including, without limitation, all (i) development rights and credits, impact fee credits, prepaid fees, air rights, water, water rights, water stock, water capacity, sewer, wastewater and reuse water rights, sewage treatment capacity, other utility capacity, rights, and approvals, and permits relating to any of the Property, (ii) strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected to any of the Property, including, without limitation, all of Grantor's right, title and interest in and to those portions of Church Street that adjoin and/or encumber the Property, and (iii) minerals, oil, gas, and other hydrocarbon substances in, under, or that may be produced from any of the Property.

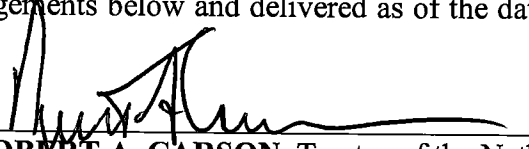
And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property is subject to the exceptions listed in Exhibit B attached hereto and incorporated herein by reference.

[Signature page follows]

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed as of the dates set forth in the notary acknowledgements below and delivered as of the date indicated on the first page of this Deed.



ROBERT A. CARSON, Trustee of the Nathan B. Carson Revocable Trust, pursuant to a Trust Agreement dated October 15, 1996

Cook County, Illinois

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert A. Carson.

Date: 6/21/22

My Commission Expires:

3/8/2026

Versie M. Morgan
Notary Public
Print Name: Versie M. Morgan

[Affix Notary Stamp or Seal below]



Marian R. Carson

MARIAN R. CARSON, Trustee of the Nathan B. Carson
Revocable Trust, pursuant to a Trust Agreement dated October 15,
1996

Wake County, North Carolina

I certify that the following person personally appeared before me this day and
acknowledged to me that he or she voluntarily signed the foregoing document for the purpose
stated therein and in the capacity indicated: Marian R. Carson.

Date: June 20, 2022

My Commission Expires:

October 8, 2025

Shukuara T. Charles

Notary Public

Print Name: Shukuara T. Charles

[Affix Notary Stamp or Seal below]

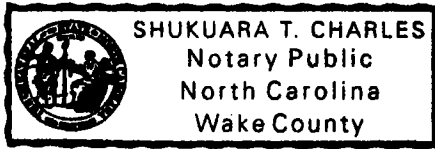


EXHIBIT A

BEING all those certain tracts or parcels of land located in Wake County, North Carolina and being more particularly described as follows:

Parcel One:

BEGINNING at a stake on the East side of the Durham and Raleigh Road, W. G. Clements Southwest corner, and running thence along said Clement's South line North $55^{\circ} 14'$ East 711 feet to a stake on the West side of the right of way of the North Carolina Railroad; thence along the West side of said right of way South 21° East 689 feet to a stake in the Northern line of the church lot; thence along the northern line of said church lot South $72^{\circ} 20'$ West 235.5 feet to a Railroad iron in M.A. Edward's East line; thence along said Edwards' East line North $27^{\circ} 40'$ West 364 feet to a stake in Stone's North Line; thence along said Stone's North Line South $62^{\circ} 29'$ West 362.5 feet to a stake on the East side of the Durham and Raleigh Road; thence along and with the East side of said Road North $36^{\circ} 31'$ West 193.4 feet to a stake, the point of BEGINNING, and containing 6.09 acres, more or less, as per plat and survey of the same by E. H. Copley November 1919.

Parcel Two:

BEGINNING at a point set in the centerline of Church Street, said point being North 39 deg. 36 min. 27 sec. West 140.90 feet from the centerline junction of Church Street and Carolina Street; runs thence along said centerline North 39 deg. 36 min. 27 sec. West 175.40 feet to a point; runs thence North 44 deg. 00 min. 41 sec. East 18.20 feet to an existing iron pipe; runs thence North 44 deg. 00 min. 41 sec. East 173.13 feet to an existing iron pipe; runs thence North 37 deg. 09 min. 34 sec. West 60.26 feet to an existing iron pipe; runs thence along the Frances Jenkins property line North 52 deg. 36 min. 01 sec. East 597.72 feet to an existing iron pipe; runs thence North 52 deg. 36 min. 01 sec. East 4.18 feet to a point in the western right of way line of the Southern Railroad right of way, said point having the NC Grid Co-Ordinates of N = 756,376.33' and E = 2,050,849.14' from NCGS "TIMES"; runs thence along said right of way line South 24 deg. 00 min. 38 sec. East 261.48 feet to a point, said point being South 51 deg. 49 min. 50 sec. West 0.44 feet from an existing iron pipe; runs thence along the Nathan Carson property line South 51 deg. 49 min. 50 sec. West 701.20 feet to an existing iron pipe; runs thence South 51 deg. 49 min. 50 sec. West 22.90 feet to the point and place of BEGINNING and being all of that 4.189 gross acre parcel as shown on survey prepared by Robert G. Williams, RLS, entitled "Property Survey and House Location for Nathan B. Carson and wife, Marian R. Carson, Town of Morrisville, Wake County, North Carolina" dated 2/27/96.

EXHIBIT B

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Easements to Carolina Power & Light Company recorded in Book 1103, Page 423, Wake County Registry. [Parcel One]
3. Easements to Carolina Power & Light Company recorded in Book 1103, Page 413, Wake County Registry. [Parcels One and Two]
4. Easement to Carolina Power & Light Company d/b/a Progress Energy Carolinas, Inc. recorded in Book 13330, Page 1453, Wake County Registry. [Parcels One and Two]
5. Public Drainage Easement and Temporary Construction Easements to Town of Morrisville as shown on plat recorded in Book of Maps 2013, Page 961, Wake County Registry. [Parcel One]
6. Deed of Easement to Town of Morrisville for sanitary sewer purposes recorded in Book 4097, Page 438, Wake County Registry, and shown on plat recorded in Book of Maps 1986, Pages 1543 and 1544, Wake County Registry. [Parcel One]
7. Sanitary Sewer Easement shown on plat recorded in Book of Maps 1986, Page 1544, Wake County Registry, and associated Memorandum of Action recorded in Book 3820, Page 495, Wake County Registry. [Parcel Two]
8. Matters as shown on that certain ALTA survey by Steven P. Carson, Registered Land Surveyor, dated June 20, 2022.