

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Mar 08 01:46 PM
Book: 9635 Page: 151
NC Rev Stamp: \$ 6720.00 Fee: \$ 26.00
Instrument Number: 2022009919
DEED

Revenue stamps: \$6,720.00
Parcel ID: 158116

Prepared by: Suzanne B. Allaire, K&L Gates LLP
P.O. Box 17047, Raleigh, NC 27619

Return to: Grantee

Brief Description for the Index

New Lot 1, Plat Book 205, Page 127, Durham County
Registry

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 8th day of March, 2022, by and between

GRANTOR	GRANTEE
PAGE ROAD INVESTMENTS, LLC , a North Carolina limited liability company	LENNAR CAROLINAS, LLC , a Delaware limited liability company
with a mailing address of: c/o GF Management Company, LLC 4721 Emperor Boulevard, Suite 300 Durham, NC 27703 Attn: Carl Hellman	with a mailing address of: 1100 Perimeter Park Drive, Suite 112 Morrisville, NC 27560 Attn: Troy J. George

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.

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

311785964.2

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 Durham County Register of Deeds.

Grantee in fee simple, all that certain tract or parcel of land lying and being in Durham County, North Carolina, being more particularly described on Exhibit A attached hereto and incorporated herein (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 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]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name as of the date indicated in the notary acknowledgment below, and delivered as of the date indicated on the first page of this Deed.

PAGE ROAD INVESTMENTS, LLC,
a North Carolina limited liability company

By: *[Signature]*
Name: Carl A. Hellman, IV
Title: Manager

Durham 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: Carl A. Hellman, IV

[Insert Signatory Above]

Date: March 4, 2022

My Commission Expires:

May 7, 2024

Mary Grace Davies
Notary Public

Print Name: MARY GRACE DAVIES

[Affix Notary Stamp or Seal below]

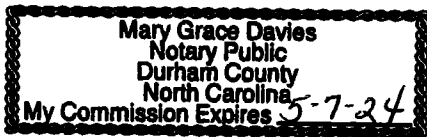


Exhibit A

BEING all that certain tract or parcel of land located in Durham County, North Carolina and being more particularly described as follows:

BEING ALL of that certain tract or parcel of land designated as "New Lot 1", containing 20.239 acres (881,591 square feet), as shown on plat of survey entitled "Exempt Subdivision Plat, Page Road Investments, LLC", and recorded in Plat Book 205, Page 127, Durham County Registry.

Exhibit B

Permitted Exceptions

1. The following matters disclosed by preliminary ALTA/NSPS Land Title Survey entitled "Page Road Investments, LLC" by James S. Armstrong, PLS, dated September 19, 2019 ("Survey"):
 - a. Overhead Utilities and Utility Poles;
 - b. Telephone Hand Holes, Telephone Manholes and Telephone Pedestals;
 - c. Fiber Optic Hand Holes;
 - d. Barb Wire Fence crosses boundary line;
 - e. 10" PVC crosses boundary line;
 - f. Neuse River Buffer; and
 - g. Wetland Area.
2. Taxes and assessments for the year 2022 and all subsequent years, which are not yet due and payable.
3. Right of way easement to Duke Public Service Company recorded in Book 121, Page 421, Durham County Registry.
4. Easement to Duke Power Company recorded in Book 147, Page 367 and Book 227, Page 24, Durham County Registry.
5. Transmission Line Easement to Carolina Power & Light Company recorded in Book 418, Page 124, Durham County Registry as shown on survey entitled "Page Road Investments, LLC" by James S. Armstrong, PLS, dated September 19, 2019.
6. Matters disclosed by plat entitled "Exempt Subdivision Plat, Page Road Investments, LLC" recorded in Plat Book 205, Page 127, Durham County Registry.