

Prepared by:
Hartman Simons & Wood, LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339
Attention: John H. Lewis, Esq.

Tax Parcel No.: 0785920043

Excise Tax: \$6,900.00

NORTH CAROLINA

SPECIAL WARRANTY DEED

WAKE COUNTY

This Deed made as of the 30th day of August, 2021, by and between **TBR LAKE BOONE OWNER, LLC**, a Georgia limited liability company, whose address is c/o TriBridge Residential, 1575 Northside Drive, Building 100, Suite 200, Atlanta, Georgia 30318 (hereinafter referred to as "Grantor"), and **WORLD TRADE PROPERTIES, L.L.C.**, a North Carolina limited liability company, whose address is PO Box 110007, Research Triangle Park NC 27709 (hereinafter referred to as "Grantee"). The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by context.

WITNESSETH

That the Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, transfer and convey unto Grantee, in fee simple, all of Grantor's right, title and interest in and to those certain lots or parcels of land situated in Wake County, North Carolina, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described is a portion of the property acquired by Grantor by instrument recorded in Book 15072, Page 1848, Wake County Registry.

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

submitted electronically by "Fox Rothschild LLP - Denver"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the above-described lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, including all of Grantor's right, title and interest in and to adjoining streets, alleys, rights of ways and prescriptive easements.

And Grantor covenants with Grantee, that 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 in **Exhibit B** attached hereto.

[SIGNATURE PAGE FOLLOWS]

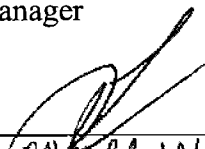
IN WITNESS WHEREOF, the Grantor has duly executed this instrument as of the day and year first above written.

GRANTOR:

TBR LAKE BOONE OWNER, LLC,
a Georgia limited liability company, as
Trustee under the TBR Lake Boone Trust
Agreement dated December 20, 2012

By: Tribridge Co-Invest 10, LLC,
a Georgia limited liability company,
its sole member

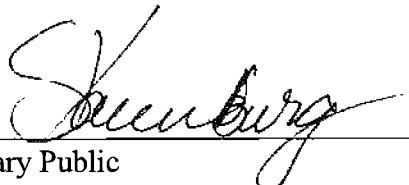
By: JLC Southeast Investments, LLC,
a Georgia limited liability company,
its manager

By:  (SEAL)
Name: Robert Lee Walker
Title: Manager

STATE OF GEORGIA

COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 26 day of August, 2021,
by Robert Lee Walker, Manager of JLC Southeast Investments, LLC, a
Georgia limited liability company, manager of Tribridge Co-Invest 10, LLC, a Georgia limited
liability company, sole member of TBR Lake Boone Owner, LLC, a Georgia limited liability
company, Trustee under the TBR Lake Boone Trust Agreement dated December 20, 2012. He is
personally known to me.



Notary Public

My Commission Expires: 11-14-2024

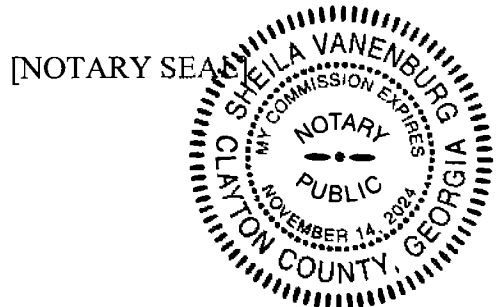


EXHIBIT A

Legal Description

Being all of Lot 4, containing 0.74 acres, as shown on plat entitled "Villages of Lake Boone Trail, Subdivision Plat Recombination Plat, Right of Way Abandonment Plat, Right of Way Dedication Plat, TCA Plat & Easement Plat Meredith Township, Wake County, North Carolina", prepared by The John R. McAdams Company, Inc., dated September 30, 2015, and recorded in Book of Maps 2015, Pages 2011-2013, Wake County Registry.

EXHIBIT B

Permitted Exceptions

1. The lien of all taxes for the year 2021 and thereafter, which are not yet due and payable.
2. Any discrepancy, conflict, matters regarding access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance, affecting the title that would be disclosed by a current inspection and accurate and complete survey of the Property.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Book of Maps 1971, Page 344; Book of Maps 1972, Page 145; Book of Maps 2015, Pages 2011, 2012 and 2013; and Book of Maps 2021, Pages 183 and 184.
4. Covenants, conditions, restrictions, easements, and liens provided for in Declaration of Restrictive Covenant for Residential and Commercial Uses filed for record in Book 16228, Page 248; as amended by First Amendment to and Ratification of Declaration of Restrictive Covenant for Residential and Commercial Uses recorded in Book 17359, Page 951, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
5. Easement(s) to Carolina Power & Light Company recorded in Book 869, Page 336; Book 976, Page 24; Book 1007, Page 171; and Book 1601, Page 254.
6. Declaration of Reciprocal Easements and Restrictions recorded in Book 16461, Page 1503.
7. Easement to Duke Energy Progress, LLC recorded in Book 16361, Page 2559.
8. Transit Easement Agreement to City of Raleigh recorded in Book 16228, Page 242.
9. Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses recorded in Book 16228, Page 204.
10. Declaration of Maintenance, Covenant and Grant of Protection Easements for Stormwater Control Facilities to City of Raleigh recorded in Book 16228, Page 54.
11. A Restriction Ordering the Closing of a Right-of-Way now or formerly known as Still Forest Place recorded in Book 16147, Page 99.

12. Lease by and between TBR Lake Boone Owner, LLC (Landlord) and City Barbeque, LLC (Tenant), a memorandum of which is recorded in Book 18254, Page 1120.
13. Lease by and between TBR Lake Boone Owner, LLC (Landlord) and CVS Pharmacy, LLC (Tenant), a memorandum of which is recorded in Book 16633, Page 1310.

Note: All recording references in this Exhibit shall refer to the Wake County, North Carolina Registry.