

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 except for the exceptions hereinafter stated.

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

Title to the property hereinabove described is subject to the following exceptions:

1. easements, conditions, reservations, restrictions, and rights of way of record;
2. ad valorem taxes for the year 2022.

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

KRINA PRIYA LLC, a North Carolina
limited liability
company

By: Anilkumar M. Patel
Anilkumar M. Patel, Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

*a North Carolina limited liability company

I, Jonathan T. Sizemore, a Notary Public of the County and State aforesaid, certify that Anilkumar M. Patel personally came before me this day and acknowledged that he is the Manager of Krina Priya LLC and that by authority duly given and as the act of the limited liability company, the foregoing instrument was signed and sealed in its name by them as its Manager.

* Anilkumar M. Patel
Witness my hand and official stamp or seal, this the 4th day of October, 2022.

Notary Public: [Signature] (Seal)

My commission expires: 6/27/27

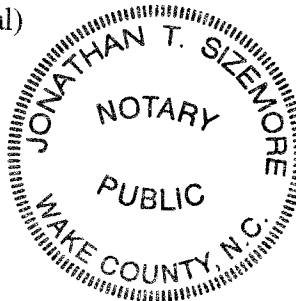


EXHIBIT A

Lying and being situate in the City of Durham, Durham County, North Carolina, and being more particularly described as follows:

BEGINNING at a point in the eastern right-of-way line of N.C. Highway 55, said point being designated by an iron pipe set bearing North Carolina grid coordinates N = 785,649.645 and E = 2, 031, 592.793; thence along the East right-of-way line of N.C. Highway 55, North 14°13' 37" East 242.07 feet to a point in the east right-of-way line, said point being the Southwest corner of the property of now or formerly W. M. Blackwood; thence along the southern line of said property South 86° 40' 08" East 264.22 feet to a point in the western right-of-way line of the 100 foot right-of-way of the Durham and Southern Railroad; thence along the Western right-of-way line of said railroad, South 08° 08' 11" West 370.00 feet to a point in the North right-of-way line of Pitcairn Place; thence along the North right-of-way line of Pitcairn Place, South 89° 34' 36" West 144.39 feet to a point in said Northern right-of-way line, said point marking the Southeast corner of Lot 1, N.C. 55 Associates, Plat Book, 108, Page 62; thence along the East line of Lot No. 1, North 13° 49' 54" East 124.50 feet to a point; thence along the North line of Lot No. 1, North 80° 08' 20" West 158 .61 feet to the point and place of BEGINNING. BEING 1.969 acres and designated as Lot No. 2, Plat Book 108, Page 62, Durham County Registry, as shown on survey of Kenneth Close, Inc., dated 10-12-92.