

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,100.00

Parcel Identifier No.: 0764834027

Mail after recording to: Grantee

This instrument was prepared by:
Williams Mullen (Attn: C. Trusk) 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Brief Description for the Index: 527 E. Chatham Street, Cary, North Carolina

THIS DEED made this 26th day of August, 2022, by and between:

GRANTOR	GRANTEE
MMP Cary Holdings, LLC a North Carolina limited liability company 4215 W. Noble Ave., Suite 381 Visalia, CA 93277-1633	527 CHATHAM, LLC a North Carolina limited liability company 3221 Blue Ridge Road, Suite 105 Raleigh, NC 27612

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 a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

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

submitted electronically by "Wyrick Robbins Yates & Ponton LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18368, Page 959, Wake County Registry.

A map showing the above-described property is recorded in Map Book 1924 Page 823 Wake County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, other than taxes for the year 2022 and subsequent years' ad valorem taxes and (ii) all easements, rights-of-way, restrictions, and declarations of public record.

(Signature page follows)

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

MMP CARY HOLDINGS, LLC
a North Carolina limited liability company

By: Martin and Martin Properties, LLC
a Delaware limited liability company
its Manager

By: 
Name: William A Martin
Title: Manager

STATE OF CALIFORNIA
COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____ as
_____ of MMP Cary Holdings, LLC.

Date: _____, 2022

SEE ATTACHED CERTIFICATE

Notary Printed Name

My Commission Expires: _____

(Official Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Tulare)

On 08/23/2022 before me, Miranette Sammuon Choi, a notary public
Date Here Insert Name and Title of the Officer

personally appeared William A. Martin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: OC special warranty Deed
Document Date: 08/23/2022 Number of Pages: 4
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: William A. Martin Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

EXHIBIT A

Legal Description

BEING all of Lots 1, 2, 3, and 4 according to a certain map and survey of the Jacob Maynard property made by R. G. Ball, C.E., April 1924, and registered in Book of Maps 1924, Page 83, Wake County Registry; and being further described as follows:

BEGINNING at an iron pipe on the Northern right of way Chatham Street, said pipe being 200 feet more or less Southwest of Reedy Creek Road; thence South $77^{\circ} 45'$ West, a distance of 100 feet to an iron pipe; thence North $05^{\circ} 55'$ East, a distance of 200 feet to an iron pipe; thence North $77^{\circ} 45'$ East, a distance of 100 feet; thence South $05^{\circ} 55'$ West, a distance of 200 feet to the point and place of BEGINNING, according to a survey map by E. O. Floyd, R. E., entitled "Property of Tony Baker Realty, 307 East Chatham Street, Cary, N.C.," dated March 1, 1972.