

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$7,556.00

Parcel Identifier No.: 0762656024

Verified by _____ County on the ____ day of _____, 2022

By: _____

Prepared by and Return to:

HR North Carolina, LLC
3310 West End Avenue, Suite 700
Nashville, Tennessee 37203
Attn: Stephen E. Cox, Jr.

Brief description for the Index: 601 Keisler Drive, Cary, North Carolina

THIS DEED made this 9th day of August, 2022, by and between:

GRANTOR	GRANTEE
MJS Property, LLC, a North Carolina limited liability company 601 Keisler Drive, Suite 200 Cary, North Carolina 27518	HR North Carolina, LLC, a Delaware limited liability company 3310 West End Avenue, Suite 700 Nashville, Tennessee 37203

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 the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Cary, Wake submitted electronically by "Regent Law" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE FOR A DESCRIPTION OF THE LOT OR PARCEL OF LAND CONVEYED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 008492, Page 01812 of the Wake County Registry.

The property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

(signature block and notary on following page)

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

MJS PROPERTY, LLC,
a North Carolina limited liability company

By: [Signature]
Name: Jared Spector
Title: manager

STATE OF NC

COUNTY OF Wake

I certify that the following person personally appeared before me this day and is personally known to me or identified by me through satisfactory evidence, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jared Spector.

Date: 8/3/22 [Signature]
[Signature]
(Print Name of Notary)

Notary Public
My commission expires: 3/3/23

[AFFIX OFFICIAL SEAL]

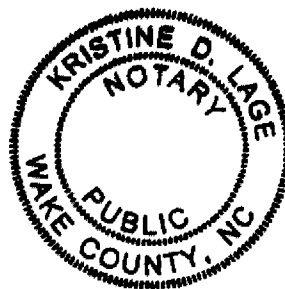


EXHIBIT A

Description of Land Conveyed

Being all of Lot 1, containing 2.18 acres, as shown on plat entitled "HAWKEYE SUBDIVISION", dated December 23, 1996, prepared by Robert T. Newcomb & Associates, P.C. (David R. Dolezsar, Registered Land Surveyor) and recorded in Book of Maps 1996, Page 1878, Wake County Registry, reference to which is hereby made for a more particular description.

TOGETHER with, and subject to, a mutual reciprocal and non-exclusive easement, right and privilege of passage and use over and upon the "30' Joint Ingress and Egress Easement Between Lots 1 and 2" as shown on plat of Hawkeye Subdivision recorded in Book of Maps 1996, Page 1878, Wake County Registry, for the mutual benefit of the owners of Lots 1, 2 and 3 of Hawkeye Subdivision and their respective tenants, employees, invitees, heirs, successors and assigns, including the right to construct, pave, maintain and repair roadway or driveway facilities within all or any portion of said easement area.

EXHIBIT B**Permitted Exceptions**

1. The lien of all taxes for the year 2022 and thereafter, which are not yet due and payable.
2. Building restriction lines, easements, and any other matters shown on map of plat recorded in Map Book 1996, Page 1878.
3. Easement(s) or right(s)-of-way in favor of Town of Cary recorded in Book 11910, Page 443.
4. Deed of Easement for Permanent Slope and Temporary Construction Purposes recorded in Book 11910, Page 451.
5. Drainage Easement recorded in Book 11910, Page 447.
6. Roadway Construction and Maintenance Agreement recorded in Book 8109, Page 309.
7. Easement(s) or right(s)-of-way in favor of Carolina Power & Light Company recorded in Book 2525, Page 126.
8. Easement(s) or right(s)-of-way in favor of Town of Cary recorded in Book 5119, Page 132.
9. Matters shown by survey entitled "HR / Keisler Drive – Cary, NC" dated April 18, 2022 by Jimmy F. Cain, PLS, of Cain Surveying, P.C., as follows:
 - a. various utility lines with security lights; telephone pedestals; water meters & valves; drain inlets; manholes; hydrants; power boxes; cleanouts; located on the Property;
 - b. headwall;
 - c. dumpster encroachment;
 - d. sidewalk encroachment;
 - e. sign(s);
 - f. rip-rap;
 - g. detention pond.