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BK 6803 PG 862 - 866 (5) DOC# 30082553
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Fee: \$26.00 Tax: \$7,023.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by MOLLY KEMPA

North Carolina Special Warranty Deed

Excise Tax: \$7,023.00

Parcel Identification No. 9873-59-9448

1B

Mail/Box to: Grantee

This instrument was prepared by: Jessica L. Elliott of Manning, Fulton & Skinner, P.A. (without the benefit of title examination)

Brief description for the Index: Lot 1B, Plat Book 99, Page 128, Hampton Pointe

THIS DEED made this 13 day of December, 2022 by and between

GRANTOR	GRANTEE
Gandhi Hampton Pointe, LLC, a North Carolina limited liability company	Refuel Operating Company, LLC, a Delaware limited liability company
9201 Leesville Road, Suite 201 Raleigh, NC 27613 Attention: Dilip Gandhi	547 Long Point Rd, Suites 102-103 Mt. Pleasant, South Carolina 29464 Attention: Travis Smith

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 City of Hillsborough, Orange County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**"):

The Property was acquired by Grantor by instrument recorded in Book 3997, Page 229, Orange County Registry.

Submitted electronically by "First American Mortgage Services" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

A map showing the Property is recorded in Plat Book 99, Page 128, Orange County Registry.

The Property does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

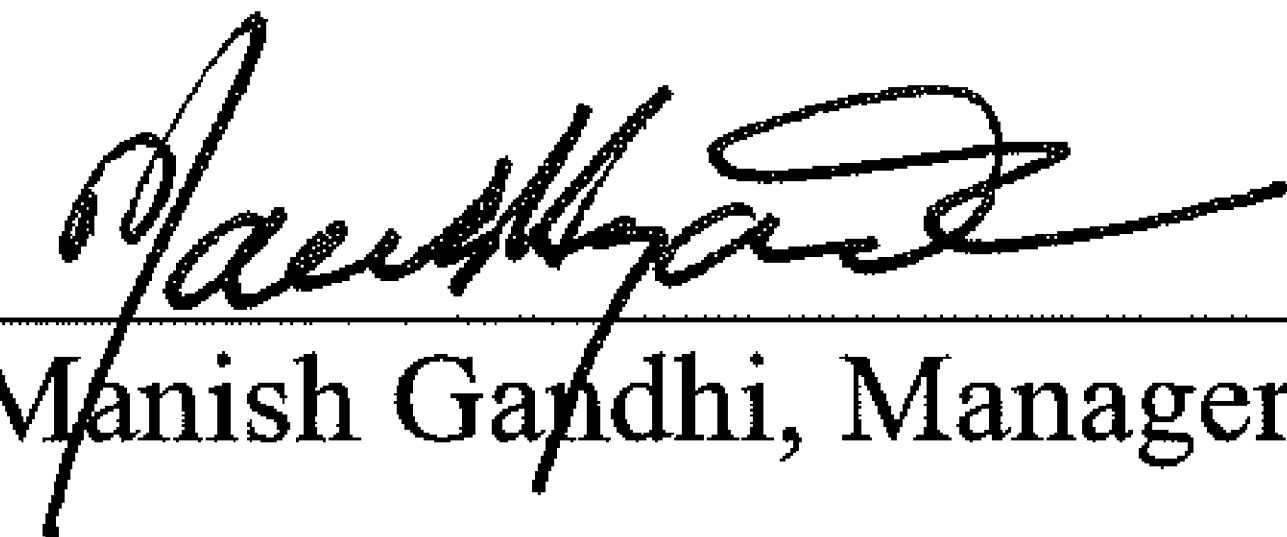
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title to the Property as Grantor received, and Grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions listed on Exhibit B attached hereto and incorporated herein by reference.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument under seal as of the date first above written.

GRANTOR:

GANDHI HAMPTON POINTE, LLC,
a North Carolina limited liability company

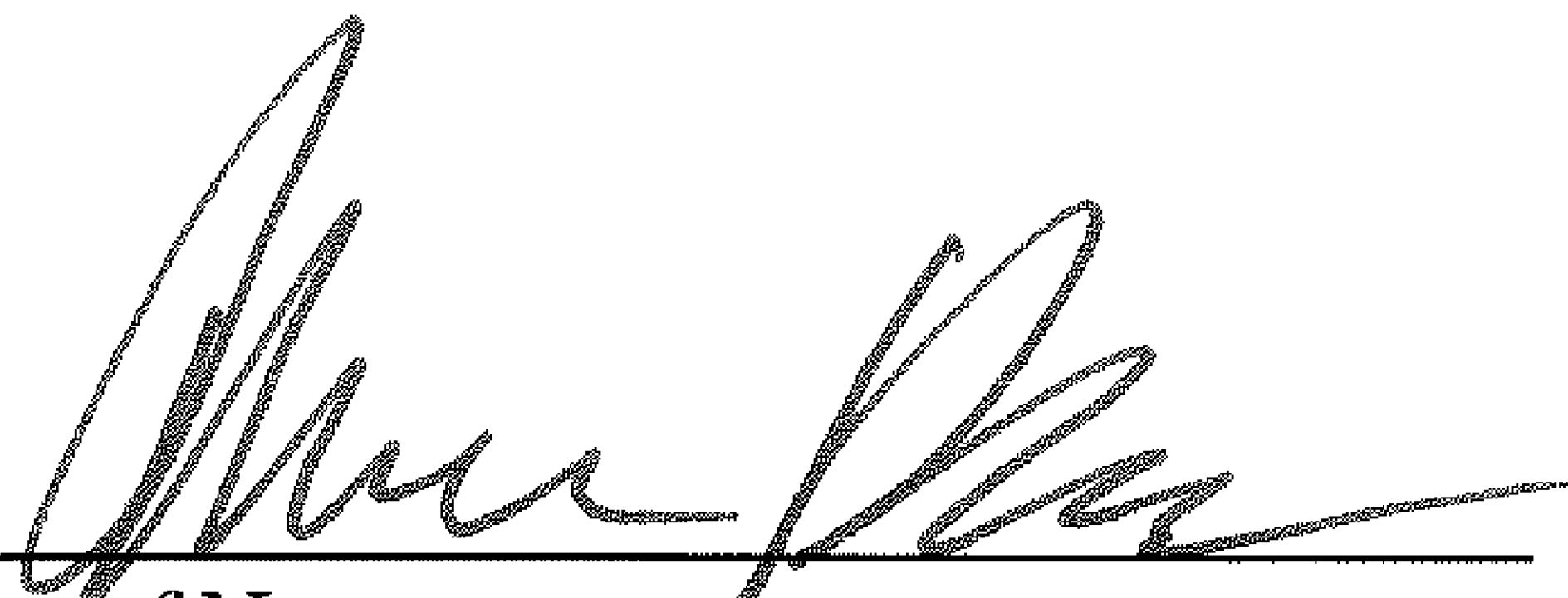
By:  (SEAL)
Manish Gandhi, Manager

STATE OF NORTH CAROLINA

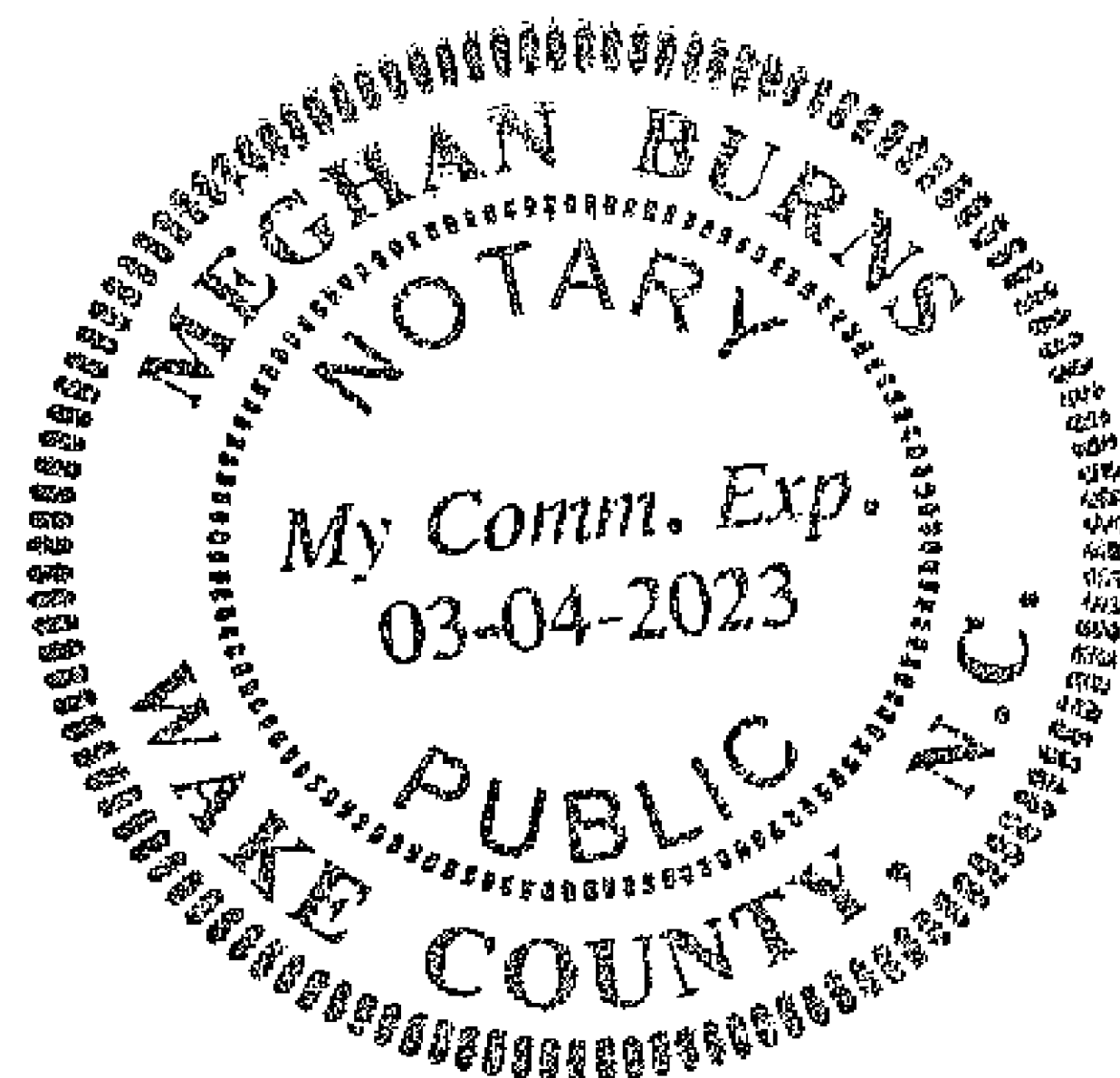
COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Manish Gandhi, Manager.

Date: December 8, 2022.


Meghan Burns
Official Signature of Notary

(Official Seal)



Notary's printed or typed name, Notary Public
My commission expires: 3/4/2023

EXHIBIT A TO SPECIAL WARRANTY DEED**LEGAL DESCRIPTION**

BEING all of Lot 1B, containing 2.16, more or less, according to a survey by The John R. McAdams Company, Inc., dated March 20, 2006, entitled "Lot 1B, Hampton Pointe", recorded in the Orange County Registry at Plat Book 99, Page 128 and being more particularly described as follows:

BEGINNING at an iron pipe set in the northern most point of the subject property, said point being on the western edge of the right of way of NC 86 as set forth in said plat and thence proceeding along the western edge of the right-of-way of NC 86 South 30 degrees 37 minutes 29 seconds East 504.68 feet to an iron pipe set; thence leaving the said western edge of the right of way of NC 86 and continuing along the northern edge of the right of way of Hampton Pointe Drive following a curve with a radius of 43.00 feet, an arc length of 91.05 feet, a chord distance of 74.97 feet, and a chord bearing of North 30 degrees 02 minutes 12 seconds East to a iron pipe set; thence following a curve with a radius of 367.00 feet, an arc length of 66.58 feet, a chord distance of 66.49 feet, and a chord bearing of South 84 degrees 01 minutes 15 seconds East to a iron pipe set; thence continuing North 73 degrees 58 minutes 01 seconds West 194.46 feet to an iron pipe set; thence continuing South 84 degrees 27 minutes 27 seconds West 32.93 feet to an iron pipe set; thence continuing North 66 degrees 28 minutes 22 seconds West 84.75 feet to an iron pipe set; thence leaving the said northern edge of the right of way of Hampton Pointe Drive and continuing along the common property line with the property now or formerly owned by Southstar Holdings Hillsborough 1, LLC North 23 degrees 48 minutes 32 seconds East 407.72 feet to the POINT AND PLACE OF BEGINNING, containing 2.16 acres, more or less, according to said survey.

Property Address: 620 Hampton Pointe, Hillsborough, NC 27278

Parcel Identification No. 9873-59-9448

EXHIBIT B TO SPECIAL WARRANTY DEED**PERMITTED EXCEPTIONS**

1. Any mineral or mineral rights leased, granted or retained by prior owners.
2. Taxes for the year 2023 and subsequent years, not yet due and payable.
3. Easements and any other facts as shown on plat recorded in Plat Book 99, Page 128, Orange County Registry, as approximately shown on that certain ALTA/NSPS Land Title Survey prepared by Timothy R. Durr, PLS# 5247, in the State of North Carolina, of LMS Surveying of North Carolina, on behalf of Commercial Due Diligence Services, dated September 23, 2022, last revised Sep 29, 2022, designated CDS Project Number 22-08-1038:005.
4. Terms, provisions, covenants, conditions, easements and restrictions as provided in Easements with Covenants and Restrictions Affecting Land ("ECR"), recorded in Book 2801, Page 416; and First Amendment to Easements with Covenants and Restrictions Affecting Land, recorded in Deed Book 3725, Page 448, Orange County Registry.
5. Terms, provisions, covenants, conditions, easements and restrictions as provided in Restrictive Covenants, recorded in Book 3997, Page 226, Orange County Registry.
6. Communication Systems Right-of-Way and Easement Deed to Central Telephone Company recorded in Book 3291, Page 316, Orange County Registry.
7. Special Use Permit #2006-1 recorded in Book 4397, Page 376, Orange County Registry.
8. Easement Agreement by and between Emma C. Seymour, Trustee of the Seymour Family GST Irrevocable Trust u/a dated June 25, 2004 and Gandhi Hamption Pointe, LLC, a North Carolina limited liability company, recorded in Book 6173, Page 376, Orange County Registry.