

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 8,953.00

Parcel Identifier No. 0437897; and 0054841 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (This instrument was prepared by William T. Hutchins, Jr., a licensed NC attorney.)

Brief description for the Index: 5101 & 5013 NC 55 Hwy, Cary, NC 27519

THIS DEED made this 10<sup>th</sup> day of February, 2022, by and between

GRANTOR

RTP 55 Partnership,  
a North Carolina general partnership  
  
ADDRESS: 105 Meadowglades Lane  
Cary, NC 27518

GRANTEE

O'Kelly 55, LLC,  
a North Carolina limited liability company  
  
ADDRESS: 1400 Crescent Green, Ste. 320  
Cary, NC 27518

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 Wake County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3875, Page 300; and Book 13637, Page 1672, Wake County Registry.

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

A map showing the above-described property is recorded in Book of Maps \_\_\_\_\_, Page \_\_\_\_\_, Wake County Registry.

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:

- 1. 2022 ad valorem taxes;
- 2. Zoning ordinances affecting the property; and
- 3. Utility easements and unviolated covenants, conditions, and restrictions that do not materially affect the value of the property.

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

RTP 55 Partnership \_\_\_\_\_ (SEAL)

By: [Signature]  
Hsun-Kang Su, Authorized Signer

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: **Hsun-Kang Su**

Witness my hand and Notarial stamp or seal this 1<sup>st</sup> day of February, 2022.

My Commission Expires: 12-6-2026

(Affix Seal)

[Signature]  
Kaitlyn Velasquez Notary Public  
Notary's Printed or Typed Name

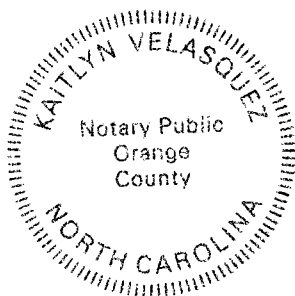


EXHIBIT A

## TRACT ONE

BEING all of that RTP 55 Partnership parcel containing 30.236 acres, more or less, as shown on that plat entitled "Offsite Easement Plat for Hawthorne at Parkside Apartments, LLC" by James D. Whitacre, PLS dated as of November 25, 2020 and recorded in Book of Maps 2021, Page 237, Wake County Registry.

## TRACT TWO

BEING that tract of land lying and being in the Township of Cedar Fork, County of Wake, State of North Carolina, and being more particularly described as follows:

Commencing at a monument, said monument being located South 18° 48' 46" West 11,373.41 feet (ground) and 11,372.45 (grid) from N.C.G.S. monument "Health" said monument having NC Grid Coordinates of N=773,533.59 and E=2,036,540.80 (NAD 83); thence from said Point of Commencement, and running with the common line of RTP 55 Partnership (DB 3875 PG 300) thence North 86° 15' 17" West 427.62 feet to the northeasterly right of way line of NC Highway 55; thence North 34° 20' 12" West, along said northeasterly right of way line, a distance of 255.76 feet; thence crossing Highway 55 South 89° 25' 58" West, 195.77 feet to the southwesterly right of way line of Highway 55 and THE TRUE POINT OF BEGINNING; thence South 61° 35' 12" West along the northerly right of way line of Olive Chapel Road, 20.29 feet; thence leaving said right of way with the common line of RTP 55 Partnership (DB 3875 PG 300) the following two (2) courses and distances: (1) South 89° 25' 35" West, 181.64 feet to a 2-inch iron pipe; North 00° 43' 58" East 297.93 feet to the southwesterly right of way line of Highway 55; thence along said right of way line South 34° 20' 12" West 346.89 feet to the TRUE POINT OF BEGINNING, containing 0.70 acres, more or less.