

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

Mail after recording to Grantee

Parcel ID: 0735045243

Excise Tax: \$ 14,000.00

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**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

THIS DEED is made this 31 day of July, 2022, by and between:

GRANTOR: Carpenter FS RD 7535 LLC, a North Carolina limited liability company  
1000 Crescent Green, Suite 101  
Cary, North Carolina 27518

and

GRANTEE: HR North Carolina, LLC, a Delaware limited liability company  
3310 West End Avenue, Suite 700  
Nashville, Tennessee 37203

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto  
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.

Grantee, in fee simple, all that certain real property lying and being in Wake County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges, rights, easements, hereditaments and appurtenances thereto belonging to Grantee in fee simple.

AND THE GRANTOR covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and forever defend the title against the lawful claims of all persons whomsoever claiming by, under or through Grantor, except for the following exceptions:

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

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

*[Signature and Acknowledgment Page Follows]*

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

[Signature Page to Deed]

GRANTOR:

CARPENTER FS RD 7535 LLC  
a North Carolina limited liability company (SEAL)

By: [Signature]  
Name: Yezzen Hamad  
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person personally appeared before me this day and acknowledged to me that he is the Manager of Carpenter FS RD 7535 LLC, and that he, being authorized to do so, signed the foregoing document on behalf of such company: Yezzen Hamad.

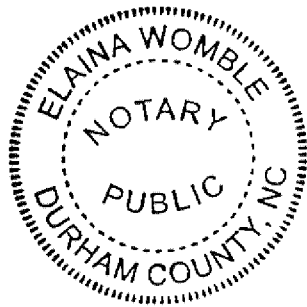
Date: 05/26/2022

[Signature]  
Notary Public

Print Name: Elaina Womble

My Commission Expires: 12/13/2023

[Official Seal]



**EXHIBIT A**

**Legal Description for Deed**

Being all that parcel shown as Parcel "D" containing a total of 1.88 acres, subject to 0.38 acres within the right-of-way as shown on the Panther Creek Right of Way Dedication by Withers & Ravenel recorded in Book of Maps 2005, Page 2375 of the Wake County Registry, to which plat reference is hereby made for a more particular description.

**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 or plat recorded in Book of Maps 1995, Page 65; Book of Maps 2005, Page 2375; and Book of Maps 2015, Page 142.
3. Easement(s) of right(s)-of-way in favor of Carolina Power and Light Company recorded in Book 924, Page 103 and Book 1418, Page 505.
4. Easement(s) or right(s)-of-way in favor of Duke Energy Progress, Inc. recorded in Book 15411, Page 142.
5. Stormwater Control Structure Access Easement and Agreement recorded in Book 15897, Page 786.
6. Annexation Ordinance recorded in Book 15145, Page 948.
7. Access and Parking Easement recorded in Book 15290, Page 218.
8. Rights or claims of Light Wave Dental Management LLC in possession as tenant under an unrecorded lease, a Memorandum of Short Form evidencing same being recorded in Book 17828, Page 2634.