

This instrument prepared by: Kennon Craver, PLLC (without benefit of title examination)
Mail after recording to: Grantee

Excise Tax: \$1,630.00

Real Estate ID: 0401719

PIN: 0762-96-7250

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA
COUNTY OF WAKE

THIS DEED is made this 5 day of April, 2022, by and between:

GRANTOR: SVSM Partners, LLC,
a North Carolina limited liability company
116 Kalvesta Drive
Morrisville, NC 27560

and

GRANTEE: Winsome Partners, LLC
3825 Mindona Drive
Winston Salem, NC 27106

(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 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"):

Submitted electronically by Capital City Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to 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: 2022 and subsequent years ad valorem taxes; zoning ordinances; matters that would be revealed by a current and accurate survey; and covenants, easements, restrictions and rights of way of record, including, without limitation, the following:

1. Matters shown on plat recorded in Condominium Book of Maps 2006 at Page 397A3, Wake County Registry.
2. Easement(s) to Progress Energy Carolinas, Inc. recorded in Book 11447 at Page 1091, Wake County Registry.
3. Declaration of Maintenance Agreement for Entrance Facilities recorded in Book 11019 at Page 1497, Wake County Registry.
4. Declaration of Reciprocal Ingress and Egress Easement and Maintenance Agreement for Private Roadways for property of Parkway Holdings, LLC recorded in Book 11019 at Page 1504, Wake County Registry.
5. Stormwater Control Structure and Access Easement and Agreement with Town of Cary recorded in Book 11526 at Page 117, Wake County Registry.
6. Declaration Creating Unit Ownership and Establishing Restrictions Covenants and Conditions for Parkway Professional Park Condominium recorded in Book 11787 at Page 893, Wake County Registry as amended by First Amendment recorded in Book 12300 at Page 532, Wake County Registry.

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

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

[Signature and Acknowledgment Page Follows]

[Signature Page to Deed]

GRANTOR:

SVSM Partners, LLC,
a North Carolina limited liability company (SEAL)

Sanjay Chaudhary
Sanjay Chaudhary, Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Sanjay Chaudhary personally appeared before me this day and acknowledged that he is the Manager of SVSM Partners, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 1 day of April, 2022.

(SEAL)

Jenna E Spain
Jenna E Spain, Notary Public
Printed Name of Notary's Public

My Commission Expires: 09/27/2025

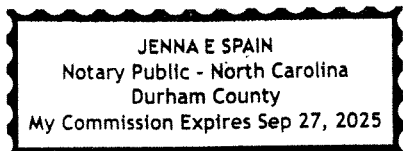


EXHIBIT A

Description of Real Property

BEING all of Unit 940, Suite 104, of PARKWAY PROFESSIONAL PARK CONDOMINIUM (the "Condominium") as designated and described in the Declaration Creating Unit Ownership and Establishing Restrictions, Covenants and Conditions for Parkway Professional Park Condominium and all recorded Amendments thereto (collectively, the "Declaration") under the provisions of Chapter 47C of the North Carolina General Statutes (The North Carolina Condominium Act) creating said Condominium filed for registration and recorded in Deed Book 11787, Page 893, Wake County Registry, and as shown in Condominium File Number 397 of the Wake County Registry, reference to such Declaration of Condominium, Amendments thereto, and the Exhibits attached thereto at the time of filing thereof (including the legal description and the plans of the Condominium) being hereby made for a more specific description of said Unit, together with the undivided allocated interests in and to the common elements as described and set forth in said Declaration, Amendments thereto, and the Exhibits attached thereto at the time of filing thereof, reference to said Declaration, Amendments, and the Exhibits attached thereto being hereby made for a more detailed description of said common elements.