

Submitted electronically by Stewart Title Guaranty - Commercial Services in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

SPECIAL WARRANTY DEED

WAKE COUNTY, NC  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
03-30-2022 AT 12:15:38  
STATE OF NC REAL ESTATE  
EXCISE TAX: \$25,600.00  
BOOK: 018973 PAGE: 01249 - 01252

Excise Tax: \$25,600.00

Parcel Identifier Number: Tax Parcel ID # 0754498392 / REID # 0075248 (Tract 1)  
Tax Parcel ID # 0754591215 / REID # 0051036 (Tract 2)

Verified By \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2022  
By: \_\_\_\_\_

This instrument was prepared by:

Jason C. Hess, Esq.  
c/o Leyland Alliance LLC  
P.O. Box 1110  
62 Main Street, Suite 2  
Warwick, New York 10990

Brief description for the Index: \_\_\_\_\_

THIS DEED made as of this 29<sup>th</sup> day of March, 2022, by and between

GRANTOR:

LEYLAND TWIN LAKES LLC, a Delaware limited liability company  
c/o Leyland Alliance LLC  
P.O. Box 1110  
62 Main Street, Suite 2  
Warwick, New York 10990  
Attention: Howard Kaufman

GRANTEE:

SM RET EIL, LLC, a Colorado limited liability company  
c/o L&B Realty Advisors, LLP  
Asset Management  
5910 N Central Expwy, Ste 1200  
Dallas, TX 75206  
Attn: Drue Fitzgerald

Enter into appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g., corporation or partnership

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

WITNESSTH, that the Grantor, for 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 those certain lots or parcels of land situated in Wake County, North Carolina, together with any improvements located thereon, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17121, at Page 1273.

The property herein conveyed does not include the primary residence of the 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 the 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to all matters of record.

The property hereinabove described is conveyed on an "AS IS, WHERE IS" condition and basis, and Grantor has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, agreement or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning, or with respect to: (a) the value, nature, quality or condition of the property hereinabove described, (b) the suitability of the property hereinabove described for any activities and uses, (c) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property hereinabove described, or (d) any matter with respect to the said property, except as to warranties of title as set forth herein.

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Exhibit A to Special Warranty Deed

New Lot 3 on the Twin Lakes Center Subdivision & Easement Plat, which Plat is recorded in Book of Maps 2019, at pages 1286-1290 (inclusive), Wake County Registry (the "Subdivision Plat"), which parcel is also known as 1125 Hatches Pond Lane, in the town of Cary, Wake County, NC ("New Lot 3"); and

New Lots 2, 6 and 7 as shown on the Subdivision Plat.