

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1180.00

REID # out of 0092188

Prepared by: Jeffrey J. Goebel, Nelson Mullins Riley & Scarborough, 4140 Parklake Ave., Raleigh NC 27612
Returned to: GRANTEE

Brief description for the Index:

LOT 2, WAKE COMPETITION CENTER SOUTH, BM 2021, PG 1469

THIS SPECIAL WARRANTY DEED, made this 27th day of August 2021, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
AMMONS EAST CORPORATION a North Carolina Corporation 7200 ACC Blvd., Ste. 101 Raleigh, NC 27617	HUNGRY GUYS PRODUCTIONS, LLC a North Carolina Limited Liability Company 220 Lake Manor Rd Chapel Hill, NC 27516

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:

Being all of Lot 2, containing 4.0603 acres, more or less, as shown on that plat entitled "Wake Competition Center South" prepared by Bass, Nixon & Kennedy, Inc. and recorded in Book of Maps 2021, Pages 1469-1471, Wake County Registry, reference to which is hereby made for a more particular description.

The above-described Property being a portion of that property conveyed in that deed recorded in Book 18157, at Page 1142 of the Madison County, NC Register's Office.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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 that 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.

The property conveyed herein IS NOT the primary residence of the Grantor.

Title to the property hereinabove described is subject to the following exceptions:

1. ALL RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.
2. 2021 AD VALOREM TAXES AND ALL SUBSEQUENT YEARS TAXES.
3. ALL LOCAL, COUNTY, STATE OR FEDERAL GOVERNMENT LAWS, ORDINANCES, RESTRICTIONS OR REGULATIONS RELATIVE TO ZONING, SUBDIVISION, OCCUPANCY, USE, CONSTRUCTION OR DEVELOPMENT OF THE SUBJECT PROPERTY.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed by a duly authorized officer, this the day and year first above written.

GRANTOR: AMMONS EAST CORPORATION

BY: Jeffrey M. Ammons
Jeffrey M. Ammons
ITS: President

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Teresa G. Clowers, a Notary Public for the county and state aforesaid, certify that Jeffrey M. Ammons personally appeared before me this day and acknowledged that he is President of Ammons East Corporation and that he, being authorized to do so, executed the foregoing instrument in the capacity and for the purposes stated therein. Witness my hand and official stamp or seal this 27th day of August 2021.

My Commission Expires: 4-1-2024

Teresa G. Clowers
NOTARY PUBLIC

