

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$160.00
Parcel ID:	1795930243
Mail/Box to:	Grantee
Prepared by:	Weatherspoon & Voltz LLP (Nicole S. Loeffler); 3700 Glenwood Ave., Suite 250, Raleigh, NC 27612 (without title examination)
Brief description for the Index:	Lot 2, BM 2005, Page 781.

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 10 day of February 2022, by and between:

GRANTOR	GRANTEE
301 HOSPITAL ROAD, LLC a North Carolina limited liability company 5561 McNeely Drive, Suite 203 Raleigh, NC 27612	ARUKA L.L.C. a North Carolina limited liability company 10 Middleton Drive Zebulon, NC 27597

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land in the City of Zebulon, Wake County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 18712, Page 1121, Wake County Registry.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book of Maps 2005, Page 781, Wake County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for the year 2022 and subsequent years, not yet due or payable.
2. Covenants, easements, declarations, and restrictions of record affecting the Property.
3. Matters that would be disclosed by an updated survey.

[Remainder of Page Intentionally Blank; Signature Page to Follow]

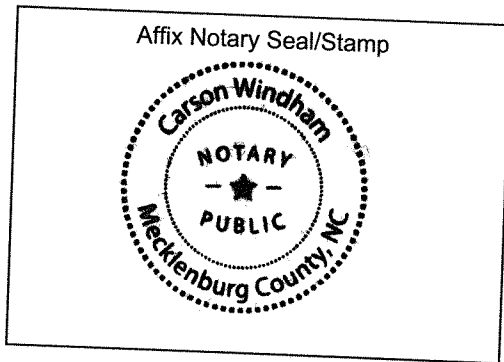
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

301 HOSPITAL ROAD, LLC
a North Carolina limited liability company

By: [Signature]
Name: Christopher Ganim
Title: Manager

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I Carson Windham, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 16th day of February 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Christopher Ganim.



[Signature]
Notary Public (Official Signature)
My commission expires: 01/23/2023

Exhibit A
Property Description

BEING that tract of land consisting of 0.68 acres, more or less, shown as Tract 2, on that certain plat entitled "Minor Subdivision: Property of W & P Ventures, LLC" dated April 21, 2005, prepared by Newcomb Land Surveyors, LLC, and recorded on April 25, 2005, in Book of Maps 2005, Page 781, Wake County Registry.

Grantor expressly reserves for itself, its successors and assigns, a permanent, non-exclusive easement to install, operate, maintain, repair, and replace utility lines under, across, and within that area of the Property depicted as "Proposed 20' Private Sewer Easement" on that certain plat entitled "Minor Subdivision: Property of W & P Ventures, LLC" dated April 21, 2005, prepared by Newcomb Land Surveyors, LLC, and recorded on April 25, 2005, in Book of Maps 2005, Page 781, Wake County Registry, and the right to grant easements for utilities to public or quasi-public entities in connection therewith.