

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$0.00
(No consideration given or received)

Tax Parcel Number: Portion of 1758468940

Mail after recording to: Grantee

This instrument was prepared by: Alexander Ricks PLLC, 1420 E. 7th Street, Suite 100, Charlotte, NC 28204 (JG)

Brief description for the Index:

Tract B, BM 2023, Page 1604

THIS DEED made this 25 day of October, 2023, by and between:

GRANTOR	GRANTEE
<p>WALLBROOK LANDCO LLC a North Carolina limited liability company</p> <p><u>Address:</u> 801 East Boulevard Charlotte, NC 28203 Attn: Austin Williams</p>	<p>WALLBROOK CSTORE LLC a North Carolina limited liability company</p> <p><u>Address:</u> 801 East Boulevard Charlotte, NC 28203 Attn: Austin Williams</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 good and 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:

SEE EXHIBIT A ATTACHED HERETO.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 17801 at Page 1550, Wake County Public Registry.

submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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None of the property herein conveyed includes the primary residence of 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 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 Permitted Exceptions (as such term is defined below).

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the following (hereinafter referred to collectively as the "**Permitted Exceptions**"):

1. Taxes or assessments for the year 2024, and subsequent years, not yet due or payable.
2. Matters of record except for monetary liens or encumbrances against the property conveyed herein which were created by Grantor.
3. Matters which would be revealed by a current, accurate physical survey of the property conveyed herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

WALLBROOK LANDCO LLC

a North Carolina limited liability company

By: CSEHRP Wallbrook LLC,
a North Carolina limited liability company
its Manager

By: J. Austin Williams
Name: J. Austin Williams
Title: Manager

STATE OF North Carolina
COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: J. Austin Williams (enter name of signatory)

Date: Oct 17, 2023

Kaytie Brown
Official Signature of notary

Kaytie Brown
Notary's printed or typed name, Notary Public

My Commission Expires: 7/28/2024



EXHIBIT A

Legal Description

Lying and being situate in Wake County, North Carolina, and being more particularly described as follows:

BEING all of Tract B, containing 1.9392 acres, as shown on plat entitled "Wallbrook – Paris Tract", recorded in MB 2023, Page 1604, Wake County Registry.