

Excise Tax: \$16,485.00
Real Estate IDs: 0053006, 0219717, 0009270, 0073666

Prepared by and return to: Suzanne B. Allaire, K&L Gates LLP
301 Hillsborough Street, Suite 1200, Raleigh, NC 27603

Brief Description for the Index

Parker Ridge, Wake County

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 17th day of April, 2024, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
LENNAR CAROLINAS, LLC, a Delaware limited liability company	KL LB BUY 2 LLC, a Delaware limited liability company
<u>Address:</u> 1100 Perimeter Park Drive, Suite 112 Morrisville, NC 27560 Attn: Robert Smart	<u>Address:</u> 6900 E. Camelback Road, Suite 1090 Scottsdale, AZ 85251 Attn: Tricia Tiernan

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject only to the Exceptions hereinafter defined, if any, the following described property located in County of Wake, State of North Carolina, more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Submitted electronically by K&L Gates LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

The Property having been previously conveyed to Grantor by instruments recorded in Book 19559, Page 276, Book 19559, Page 285 and Book 19559, Page 290 in the Wake County Registry (the "**Registry**").

All or a portion of the Property herein conveyed _____ does ___X___ does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property together with all improvements, privileges and appurtenances thereunto belonging to the Grantee in fee simple, subject only to the Exceptions set forth on **Exhibit "B"** attached hereto and incorporated herein (the "**Exceptions**").

Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor except as set forth in the Exceptions, and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

GRANTOR:

LENNAR CAROLINAS, LLC
a Delaware limited liability company

By: *Robert Smart*
Name: Robert Smart
Title: Vice President

STATE OF North Carolina)
COUNTY OF Wake)

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document: Robert Smart.

Date: April 15, 2024

[affix notarial stamp below]



Christine Welch
Notary Public

Christine Welch
Notary's Printed or Typed Name

My Commission Expires: February 16, 2028

Exhibit "A"Parker Tract:

Situated in the Town of Rolesville, Wake Forest Township, Wake County, North Carolina and being and described as follows:

Beginning at an iron pipe found in the northwesterly margin of the right-of-way of Long Melford Drive and (now or formerly) the northeast corner of Lot 112 of Cedar Ridge Subdivision as shown on plat recorded in Book of Maps 2017, Page 107, Wake County Registry, and having NCGS GRID Coordinates of N: 787180.3240', E: 2159057.5020' (NAD 83 - 2011 Adjustment);

Thence, **N 85° 23' 01" W**, a distance of **193.22 feet** to an iron pipe found at the northwest corner of said Lot 112 located in the eastern boundary line of (now or formerly) The Village at Rolesville, Phase I, Tract 2, BM 2004, PG 202-203;

Thence, along the easterly boundary of said The Village at Rolesville the following two (2) courses and distances:

- 1) **N 09° 54' 53" E**, a distance of **301.83 feet** to an iron pipe found; and
- 2) **N 13° 03' 43" E**, a distance of **28.84 feet** to an iron pipe found at the southeast corner of Lennar Carolinas, LLC DB 19559 PG 290, BM 2001 PG 2437;

Thence, **N 13° 03' 43" E**, a distance of **880.00 feet** along the easterly boundary of Lennar Carolinas, LLC to an iron pipe found in the southeast corner of (now or formerly) The Town of Rolesville DB 5134 PG 618, BM 1991 PG 1333;

Thence, along the easterly boundary of The Town of Rolesville the following four (4) courses and distances:

- 1) **N 13° 04' 55" E**, a distance of **392.55 feet** to an iron pipe found;
- 2) **N 20° 04' 58" E**, a distance of **450.00 feet** to an iron pin set;
- 3) **N 29° 20' 00" E**, a distance of **154.00 feet** to an iron pin set; and
- 4) **N 6° 05' 01" W**, a distance of **76.80 feet** to an iron pin found on the southern boundary line of (now or formerly) Wake County Board of Education, BM 2003 PG 557;

Thence, **N 88° 27' 43" E**, a distance of **312.89 feet** along southern boundary of Wake County Board of Education to an iron pin set in the northwest corner of Dorothy Jones Pender et al., WF 16-E-4056, DB 1613, PG 481;

Thence with Dorothy Jones Pender et al., the following two (2) courses and distances:

- 1) **S 13° 43' 06" W**, a distance of **67.79 feet** to an iron pin set; and
- 2) **N 82° 18' 06" E**, a distance of **99.70 feet** to an iron pin set in the southwestern corner of Michael T. Debnam et al., DB 11563 PG 1757;

Thence, **N 70° 56' 31" E**, a distance of **119.04 feet** along the southern boundary of Michael T. Debnam et al., to an iron pin set in the southwest corner of Mardenia Woods & Richard E Dunn et al. DB 9721 PG 2124;

Thence, **N 58° 08' 06" E**, a distance of **9.77 feet** along the southeastern boundary of Mardenia Woods & Richard E. Dunn et al., to in iron pipe found at the western most corner of Albert Emery Burke & Kimberly Luanne Burke DB 15944 PG 1564;

Thence with Albert Emery Burke & Kimberly Luanne Burke the following three (3) courses and distances:

1) **S 31° 51' 54" E** a distance of **99.92 feet** to an iron pipe found;

2) **N 58° 08' 06" E** a distance of **150.23 feet** to an iron pipe found; and

3) **N 31° 51' 54" W**, a distance of **199.92 feet** (along the northeastern boundary of the two parcels of Albert Emery Burke & Kimberly Luanne Burke DB 15944 PG 1564) to an iron pipe found in the southeastern boundary of (now or formerly) Comm Dev LLC DB 18825 PG 297;

Thence, **N 57° 22' 51" E**, a distance of **159.15 feet** along the southeastern boundary of Comm Dev LLC to an iron pipe set in the southern line of (now or formerly) The Town of Rolesville DB 18568 PG 660;

Thence, **S 30° 55' 22" E**, a distance of **1496.25 feet** along the southwestern boundary of The Town of Rolesville and the southwestern line of (now of formerly) Patsy V. Young et al., DB 9301 PG 1320, to an iron pin set on the northwestern boundary line of (now or formerly) Cedar Lakes Homeowners Association, Inc. DB 17611 PG 1888, BM 2019 PG 1539;

Thence, **S 57° 44' 11" W**, a distance of **2210.88 feet** along the northwest boundary of Cedar Lakes Homeowners Association, Inc. (DB 17611 PG 1888, BM 2019 PG 1539) (DB 16748 PG 219, BM 2015 PG 116-117) (DB 16748 PG 219, BM 2016 PG 1977) (DB 17611 PG 1888, BM 2017 PG 678-680) and with the line of (now or formerly) Cedar Ridge Subdivision Phase II C, BM 2015 PG 899 and BM 2017 PG 107 to the **Point and Place of Beginning**, containing **59.904 acres** of land, more or less, shown as Lennar Carolinas, LLC DB 19559 PG 276, and inclusive of that certain parcel containing 0.396 acre, more or less, shown as Lennar Carolinas, LLC DB 19559 PG 276, all as shown on that certain survey entitled, "ALTA/NSPS Land Survey for Lennar Carolinas, LLC," dated March 6, 2024, revised March 13, 2024; March 25, 2024; and April 15, 2024, prepared by James D. Whitacre, PLS, L-5273, Advanced Civil Design, Inc., Project #: 22-0008-1149.

Rolesville Tract:

Being all that certain tract or parcel of land containing approximately 26.99 acres located in the Town of Rolesville, Wake Forest Township, Wake County, North Carolina and being more particularly described as follows:

BEING all that certain tract or parcel of land designated as Tract A, containing 29.2346 acres, shown on plat of survey recorded in Book of Maps 2001, Page 2437, Wake County Registry, which plat is referenced for a more particular description.

LESS AND EXCEPT from the above-described 29.2346 acres, that certain tract or parcel of land designated as "Redford Drive 71.0' Public R/W", containing 2.2451 acres, shown on plat of survey recorded in Book of Maps 2002, Page 1637, Wake County Registry, which plat is referenced for a more particular description.

The above-described tract or parcel of land is also described as follows:

Being all those certain tracts or parcels of land located in the Town of Rolesville, Wake Forest Township, Wake County, North Carolina and being more particularly described as follows:

Parcel 1:

Beginning at an iron pipe found in the western margin of the right of way of Redford Place Drive and northeast corner of (now or formerly) Redford Plaza, LLC DB 16331 PG 976, BM 1993 PG 1381, and having NCGS GRID Coordinates of N: 789134.383', E: 2158829.642' (NAD 83 - 2011 Adjustment);

Thence along the western margin of the right of way of said Redford Place Drive the following eleven (11) courses and distances:

- 1) a curve to the right, having a chord bearing and distance of **S 08° 45' 48" W, 161.71 feet**, a radius of **200.00 feet**, a central angle of **47° 41' 33"**, and an arc length of **166.48 feet** to an iron pipe found;
- 2) **S 32° 36' 35" W**, a distance of **100.00 feet** to an iron pipe found;
- 3) a curve to the left, having a chord bearing and distance of **S 13° 14' 06" W, 299.90 feet**, a radius of **452.00 feet**, a central angle of **38° 44' 58"**, and an arc length of **305.69 feet** to an iron pipe found;
- 4) a curve to the right, having a chord bearing and distance of **S 02° 48' 14" E, 53.30 feet**, a radius of **458.00 feet**, a central angle of **06° 40' 18"**, and an arc length of **53.33 feet** to an iron pipe found;
- 5) **S 00° 08' 32" E**, a distance of **29.81 feet** to an iron pipe found;
- 6) **S 03° 38' 17" E**, a distance of **185.17 feet** to an iron pipe found;
- 7) a curve to the right, having a chord bearing and distance of **S 00° 12' 14" E, 47.54 feet**, a radius of **396.80 feet**, a central angle of **06° 52' 05"**, and an arc length of **47.56 feet** to an iron pipe found;
- 8) a curve to the right, having a chord bearing and distance of **S 37° 53' 38" W, 102.38 feet**, a radius of **90.00 feet**, a central angle of **69° 19' 39"**, and an arc length of **108.90 feet** to an iron pipe found;
- 9) a curve to the left, having a chord bearing and distance of **S 24° 11' 36" W, 186.85 feet**, a radius of **125.00 feet**, a central angle of **96° 43' 41"**, and an arc length of **211.03 feet** to an iron pipe found;

10) a curve to the right, having a chord bearing and distance of **S 02° 58' 23" W, 82.12 feet**, a radius of **90.00 feet**, a central angle of **54° 17' 14"**, and an arc length of **85.27 feet** to an iron pipe found; and

11) **S 30° 07' 00" W**, a distance of **267.95 feet** to an iron pipe found at the northeast corner of (now or formerly) The Village at Rolesville Homeowners Association, Inc. DB 10381 PG 2701, BM 2003 PG 1121-1123, BM 2004 PG 199-201;

Thence along the northern line of The Village at Rolesville Homeowners Association, Inc. the following nine (9) courses and distance:

1) **N 77° 54' 59" W**, a distance of **379.44 feet** to an iron pipe found;

2) **S 08° 56' 54" W**, a distance of **152.65 feet** to an iron pipe found;

3) **S 39° 49' 28" W**, a distance of **126.93 feet** to an iron pipe set;

4) **S 89° 59' 15" W**, a distance of **140.84 feet** to an iron pipe found;

5) **N 09° 56' 38" E**, a distance of **80.57 feet** to an iron pipe found;

6) **N 14° 05' 28" W**, a distance of **112.88 feet** to an iron pipe found;

7) **N 16° 39' 18" W**, a distance of **127.28 feet** to an iron pipe found;

8) **N 19° 41' 00" W**, a distance of **156.69 feet** to an iron pipe found; and

9) **N 31° 14' 42" W**, a distance of **183.81 feet** to an iron pipe found at the common corner of (now or formerly) Kenneth L. Turner & Ann J. Turner DB 6319 PG 96, (now or formerly) James L. Edwards & Joyce P. Edwards DB 7625, PG 828, and (now or formerly) Storage Max VIII, LLC DB 17556 PG 1235, BM 2013 PG 1030;

Thence, **N 84° 26' 35" E**, a distance of **88.28 feet** along the eastern line of Storage Max VIII, LLC to an iron pipe found in the southern corner of (now or formerly) Storage Max II, LLC DB 11710 PG 2072, BM 2005 PG 2354;

Thence continuing with Storage Max II, LLC the following two (2) courses and distances:

1) **N 84° 26' 35" E**, a distance of **251.29 feet** to an iron pipe found; and

2) **N 00° 19' 42" W**, a distance of **322.77 feet** to an iron pipe found at the southern corner of (now or formerly) Redford Plaza, LLC DB 16331 PG 976, BM 2001 PG 1114;

Thence, **N 55° 23' 00" E**, a distance of **1081.09 feet** along the southerly line of Redford Plaza, LLC (DB 16331 PG 976, BM 2006 PG 1022, BM 1995 PG 1400, BM 1993 PG 1381) to the **Point and Place of Beginning**, and containing **19.863 acres** of land, more or less, shown as Lennar Carolinas, LLC DB 19559 PG 290, BM 2001 PG 2437 (West Side of Road), as shown on that certain survey entitled, "ALTA/NSPS Land Survey for Lennar Carolinas, LLC," dated March 6, 2024, revised March 13, 2024; March 25, 2024; and April 15, 2024, prepared by James D. Whitacre, PLS, L-5273, Advanced Civil Design, Inc., Project #: 22-0008-1149.

AND

Parcel 2:

Beginning at an iron pipe found in the eastern margin of the right of way of Redford Place Drive at the southwest corner of (now or formerly) The Town of Rolesville DB 5134 PG 618, BM 1991 PG 1333, and having NCGS GRID Coordinates of N: 788539.670', E: 2158755.966'; (NAD 83 - 2011 Adjustment);

Thence, **S 66°15' 28" E**, a distance of **400.37 feet** to an iron pipe found in the line of Lennar Carolinas, LLC DB 19559 PG 276;

Thence, **S 13° 03' 43" W**, a distance of **880.00 feet** to an iron pipe found at the northeast corner of Lot 98 of The Village at Rolesville, Phase 1, Tract 2, BM 2004 PG 202-203;

Thence, **N 68° 08' 03" W**, a distance of **469.17 feet** along the northerly lines of Lots 98-101 of The Village at Rolesville, Phase 1, Tract 2 BM 2004 PG 202, and the northerly line of (now or formerly) The Village at Rolesville Homeowners Association, Inc., DB 10381 PG 2701, BM 2003 PG 1121-1123, BM 2004 PG 199-201, to an iron pipe found at the eastern margin of the right of way of Redford Place Drive;

Thence along the eastern margin of the right of way of said Redford Place Drive the following seven (7) courses and distances:

1) **N 30° 07' 00" E**, a distance of **252.13 feet** to an iron pipe found;

2) a curve to the right, having a chord bearing and distance of **N 57° 15' 37" E, 82.12 feet**, a radius of **90.00 feet**, a central angle of **54° 17' 14"**, and an arc length of **85.27 feet** to an iron pipe found;

3) a curve to the left, having a chord bearing and distance of **N 25° 04' 58" E, 215.01 feet**, a radius of **125.00 feet**, a central angle of **118° 38' 33"**, and an arc length of **258.84 feet** to an iron pipe found;

4) a curve to the right, having a chord bearing and distance of **N 11° 52' 51" W, 68.47 feet**, a radius of **90.00 feet**, a central angle of **44° 42' 56"**, and an arc length of **70.24 feet** to an iron pipe found;

5) a curve to the left, having a chord bearing and distance of **N 03° 25' 10" E, 114.95 feet**, a radius of **467.80 feet**, a central angle of **14°06' 54"**, and an arc length of **115.24 feet** to an iron pipe found;

6) **N 03° 38' 17" W**, a distance of **183.17 feet** to an iron pipe found; and

7) **N 00° 07' 41" W**, a distance of **21.90 feet** to the **Point and Place of Beginning**, and containing **7.122 acres** of land, more or less, shown as Lennar Carolinas, LLC DB 19559 PG 290, BM 2001 PG 2437 (East Side of Road), as shown on that certain survey entitled "ALTA/NSPS Land Survey for Lennar Carolinas, LLC," dated March 6, 2024, revised March 13, 2024; March 25, 2024; and April 15, 2024, prepared by James D. Whitacre, PLS, L-5213, of Advanced Civil Design, Inc., Project #: 22-0008-1149.

Exhibit "B"**Exceptions**

1. Taxes or assessments for the year 2024, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by ALTA/NSPS Land Title Survey for Lennar Carolinas, LLC by James D. Whitacre, PLS, dated March 6, 2024 and last revised April 15, 2024 ("Survey"):

Parker Tract:

- a. 50' Neuse Buffer;
- b. Encroachment of house, driveway, propane tank and septic field;
- c. Overhead electric lines, power poles and guy wires;
- d. Service utilities.

Rolesville Tract:

- a. Electric pedestal(s);
 - b. Telephone pedestal(s);
 - c. 42" RCP and 30" RCP;
 - d. 50' Neuse Buffer;
 - e. Sign.
3. The creation or loss of land by natural or artificial changes along water forming part of the boundary of the Property; rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Property and riparian and/or littoral rights incident to the Property.
 4. Right(s)-of-way/Easement(s) to Town of Rolesville recorded in Book 5302, Page 517, Wake County Registry, as shown on Survey (Parker Tract).
 5. Right(s)-of-way/Easement(s) to Lennar Carolinas, LLC recorded in Book 13117, Page 2276, Wake County Registry, as shown on Survey (Parker Tract).
 6. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Property disclosed by plat(s) recorded in Book of Maps 1992, Page 660; Book of Maps 2008, Page 1136; and Book of Maps 2012, Pages 393-395, Wake County Registry (Parker Tract).
 7. 20' drainage easement as shown on plat(s) recorded in Book of Maps Book 1993, Page 1381 and Book of Maps 2001, Page 2437, Wake County Registry (Rolesville Tract).
 8. 15' slope and temporary construction easement as shown on Right-of-Way Dedication plat recorded in Book of Maps Book 2002, Page 1637, Wake County Registry (Rolesville Tract).

9. 30' sanitary sewer easement as shown on Sanitary Sewer Easement Survey recorded in Book of Maps Book 2003, Page 938, Wake County Registry (Rolesville Tract).
10. Right(s)-of-way/Easement(s) to City of Raleigh recorded in Book 18908, Page 2523, Wake County Registry, as shown on Survey (Rolesville Tract).