

Revenue stamps: \$0.00*
Real Estate ID: 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

Approximately 26.99 acres, School Street, Rolesville, Wake
County

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 12th day of March, 2024, by and between

GRANTOR	GRANTEE
<p>ROLESVILLE DEVELOPMENT, LLC, a North Carolina limited liability company</p> <p>203 Greenville Boulevard SW, Suite 140 Greenville, NC 27834</p>	<p>LENNAR CAROLINAS, LLC, a Delaware limited liability company</p> <p>1100 Perimeter Park Drive, Suite 112 Morrisville, NC 27560 Attn: Robert Smart</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.

*The revenue stamps are paid on the Special Warranty Deed from Grantor to Grantee recorded simultaneously herewith.

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.

WITNESSETH, that Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alienate, remise, release, convey, and transfer unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in Wake County, North Carolina, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

This conveyance is made, and Grantee, upon recordation of this Deed, acknowledges and accepts the subject property, "AS IS," "WHERE IS" and "WITH ALL FAULTS," and is made without any representations or warranties of any kind, express or implied, including without limitation, any representations or warranties of habitability or merchantability.

The Grantor makes no warranty, express or implied, as to title to the Property hereinabove described.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name as of the date indicated in the notary acknowledgment below, and delivered as of the date indicated on the first page of this Deed.

ROLESVILLE DEVELOPMENT, LLC,
a North Carolina limited liability company

By: *Thomas J. Glennon*
Name: Thomas J. Glennon
Title: Manager

Pitt County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas J. Glennon.

[print signatory name above]

Date: 3/7/2024

My Commission Expires:

12/9/2025

Sarah Huegel
Notary Public
Print Name: Sarah Huegel

[Affix Notary Stamp or Seal below]

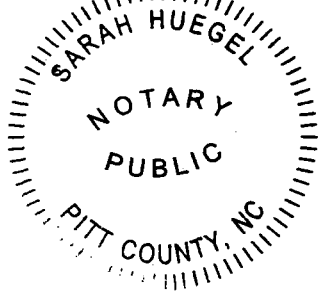


Exhibit A**Parcel 1:**

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 western right of way of Redford Place Drive at the east corner of a 4.74 acre tract conveyed to Redford Plaza, LLC of record in Deed Book 16331, Page 976, said point being the north corner of said 19.863 acre tract and having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 789134.383, Easting 2158829.642;

Thence along the western right of way of said Redford Place Drive and the eastern line of said 19.863 acre tract the following eleven (11) courses:

with 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;

S 32° 36' 35" W, a distance of **100.00 feet** to an iron pipe found;

with 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;

with 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;

S 00° 08' 32" E, a distance of **29.81 feet** to an iron pipe found;

S 03° 38' 17" E, a distance of **185.17 feet** to an iron pipe found;

with 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;

with 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;

with 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;

with 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;

S 30° 07' 00" W, a distance of **267.95 feet** to an iron pipe found at the northeast corner of a 6.53 acre tract conveyed to The Villages at Rolesville Homeowners Association, Inc. of record in Deed Book 10381, Page 2701;

Thence along the northern line of said 6.53 acre tract and the southern line of said 19.863 acre tract the following nine (9) courses:

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

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

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

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

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

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

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

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

N 31° 14' 42" W, a distance of **183.81 feet** to an iron pipe found at the north corner of a 0.73 acre tract conveyed to Kenneth Lee and Ann J. Turner of record in Deed Book 6319, Page 96, the east corner of a 0.74 acre tract conveyed to James L. and Joyce P. Edwards of record in Deed Book 7625, Page 828 and the southern corner of a 3.21 acre tract conveyed to Storage Max VIII, LLC of record in Deed Book 17556, Page 1235;

Thence, **N 84° 26' 35" E**, a distance of **339.57 feet** along the southerly line said 3.21 acre tract, and the southerly line of a 4.68 acre tract conveyed to Storage Max II, LLC of record in Deed Book 11710, Page 2072 to an iron pipe found at the southeast corner of said 4.68 acre tract;

Thence, **N 00° 19' 42" W**, a distance of **322.77 feet** along the easterly line of said 4.68 acre tract to an iron pipe found at the southwest corner of a 2.01 acre tract conveyed to Redford Plaza, LLC of record in Deed Book 16331, Page 976;

Thence, **N 55° 23' 00" E**, a distance of **1081.09 feet** along the southerly line of said 2.01 acre tract, the southerly line of a 1.14 acre tract conveyed to Redford Plaza, LLC of record in Deed Book 16331, Page 976, the southerly line of a 1.89 acre tract conveyed to Redford Plaza, LLC of record in Deed Book 16331, Page 976 and the southerly line of said 4.74 acre tract to the **Point of Beginning**, and containing **19.863 acres** of land, more or less, as calculated by the above courses, as shown on that certain survey entitled "ALTA/NSPS Land Title Survey for Lennar Carolinas, LLC" dated March 6, 2024, prepared by James D. Whitacre, PLS of Advanced Civil Design, Inc.

Parcel 2:

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 eastern right of way of Redford Place Drive at the southwest corner of a 9.92 acre tract conveyed to The Town of Rolesville of record in Deed Book 5134, Page 618, and having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 788539.670 Easting 2158755.966;

Thence, **S 66°15' 28" E**, a distance of **400.37 feet** to an iron pipe found at the southeast corner of said 9.92 acre tract;

Thence, **S 13° 03' 43" W**, a distance of **880.00 feet** to an iron pipe found at the northeast corner of a 0.32 acre tract conveyed to The Village at Rolesville, Phase 1 as Lot 98 of record in Book of Maps 2004, Page 202;

Thence, **N 68° 08' 03" W**, a distance of **469.17 feet** along the northerly lines of Lots 98-101 conveyed to The Villages at Rolesville, Phase 1 of record in Book of Maps 2004, Page 202, the northerly line of a 0.16 acre tract conveyed to The Villages at Rolesville Homeowners Association, Inc., of record in Deed Book 10381, Page 2701 to an iron pipe found at the eastern right of way of Redford Place Drive, the northwest corner of said 0.16 acre tract;

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

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

with 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;

with 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;

with 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;

with 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;

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

N 00° 07' 41" W, a distance of **21.90 feet** to the **Point of Beginning**, and containing **7.122 acres** of land, more or less, as calculated by the above courses, as shown on that certain

survey entitled "ALTA/NSPS Land Title Survey for Lennar Carolinas, LLC" dated March 6, 2024, prepared by James D. Whitacre, PLS of Advanced Civil Design, Inc.