

Submitted electronically by Stewart Title Guaranty - Commercial Services in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

WAKE COUNTY, NC  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
01-02-2024 AT 15:01:58  
STATE OF NC REAL ESTATE  
EXCISE TAX: \$2,300.00  
BOOK: 019511 PAGE: 02130 - 02133

**SPECIAL WARRANTY DEED**

Excise Tax: \$ 2,300.00

Property Address: 3236 Capital Blvd., Raleigh, NC 27604

Tax Parcel ID # 0097327 Verified by: Wake County

on the \_\_\_\_\_ day of December, 2023, By: \_\_\_\_\_

Brief description for the Index: LO2 REV STARMOUNT INDUSTRIAL PROP

This instrument prepared by:

Justin Schmidt, Esq.

Kin Properties, Inc.

185 N.W. Spanish River Blvd., Suite 100

Boca Raton, FL 33431

Phone: 561/620-9200

After Recording Return to and

Mail Tax Statements to:

Sam McCall Family Limited Partnership

215 Robbins Street

Greensboro, NC 27406

THIS INDENTURE, made this 22 day of December, 2023, between **SANLYSE LLC**, a Delaware limited liability company ("Grantor") having an address at 185 N.W. Spanish River Boulevard, Suite 100, Boca Raton, Florida 33431, and **SAM MCCALL FAMILY LIMITED PARTNERSHIP**, a North Carolina limited partnership ("Grantee") having an address at 215 Robbins Street, Greensboro, NC 27406.

WITNESSETH, that said Grantor, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and release unto the Grantee, the heirs, executors, administrators, successors and assigns of the Grantee forever.

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All that certain plot, piece or parcel of land, with the buildings and improvements thereon, erected, situate, lying and being in the County of Wake, and State of North Carolina, as more particularly described on Exhibit A attached hereto and made a part hereof.

SAID land, together with the buildings and improvements thereon, having been conveyed by Special Warranty Deed recorded on December 21, 2009, at Book 013800, Page 00512 - 00521, in the Office of the Register of Deeds of Wake County, North Carolina.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof.

TOGETHER with the appurtenances and all estate and rights of the Grantor in and to said premises.

SUBJECT to easements, agreements, covenants, restrictions and other items of record and to rights of parties in possession.

FURTHER SUBJECT to encroachments, overlaps, boundary line disputes, easements not of record, or other matters which would be disclosed by an accurate survey or inspection of the premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs, executors, administrators, successors and assigns of the Grantee forever.

AND the said Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the said Grantor does hereby covenant that, subject to the foregoing, it will forever warrant and defend the title to the premises unto the Grantee, its successors and assigns, against the lawful claim of all persons claiming by, through or under the Grantor, but against none other.

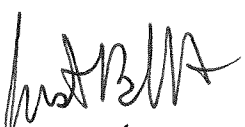
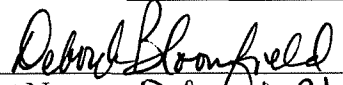
Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.


IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

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In the presence of:

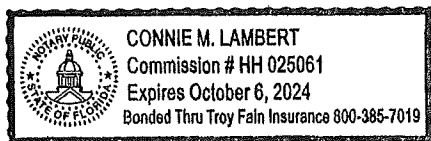
Witnesses:

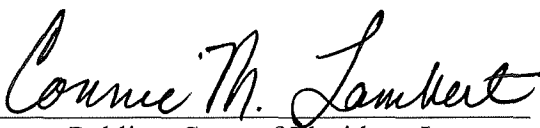
  
 Print Name: Justin B. Schmidt  
  
 Print Name: Deborah Bloomfield

SANLYSE LLC,  
 a Delaware limited liability company  
 By its Manager:  
 Kinsan Management Corp.,  
 a Delaware corporation  
 By:   
ANDREW M. SCHREIER  
 Vice President

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20<sup>th</sup> day of December, 2023, by ANDREW M. SCHREIER, as Vice President of Kinsan Management Corp., a Delaware corporation, as Manager of Sanlyse LLC, a Delaware limited liability company, on behalf of the corporation/company, who is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.



  
 Notary Public – State of Florida at Large  
 Print Notary Name: Connie M. Lambert  
 My Commission Expires: 10/06/2024  
 SEAL

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**EXHIBIT A**

Located in the County of Wake, State of North Carolina, and hereby described as follows:

BEGINNING at a point in the southeastern right of way line of U.S. Highway #1 North, said point being a common corner of Lots 1 & 2 as shown on a map entitled "Starmount Industrial Subdivision" recorded in Book of Maps 1976 at Page 139; thence, along a common line between said lots S 77° 42' East 44.28 feet to a common corner of said lots; thence, along a common line between said lots S 52° 18' East, 110.00 feet to a common corner of Lots 1 & 2 said corner being the southeasternmost corner of Lot #1; thence, S 41° 12' East, 30.75 feet to a point in the common line of Lots 2 & 3 as shown on above referenced map; thence S 53° 27' East, 100.00 to a point in the common line of Lots 3 & 4 – as shown on above referenced map; thence, along said common line S 37° 42' West, 28.44 feet to a common corner of Lots 3 & 4 – said corner being the southernmost corner of Lot #3; thence, along a common line of Lots 3 & 4 N 52° 18' West, 12.57 feet to a common corner of Lots 3 & 4; thence along the southern line of Lot #3 N 82° 30' West, 101.15 feet to a common corner of Lots 2 & 3; thence, along the southern line of Lot #2 N 82° 30' West, 220.57 feet to the southwesternmost corner of Lot 2; thence along the southeastern right of way line of U.S. Highway #1 N 41° 35' East, 75.02 feet to a point; thence, along said right of way line N 40° 57' East, 101.02 feet to the POINT AND PLACE OF BEGINNING, describing portions of Lots #2 & #3 as shown on the above referenced map.