

BOOK: 019511 PAGE: 00913 - 00918

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0

Parcel Identifier Nos. 0784153883 & 0784153692 Verified by _____ County on the _____ day of _____, 2024
By: _____Prepared By: Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P. (SMW) *(No title opinion is given or implied by reason of our preparation of this deed)*

After Recording, Mail/Box to: Grantee

Brief description for the Index: 1235 & 1215 Hurricane Alley Way, Raleigh, NCTHIS DEED made as of this 2nd day of January, 2024, by and between

GRANTOR

GRANTEE

BACKYARD BISTRO PROPERTIES, LLC,
a North Carolina limited liability company9197 Cleveland Road
Clayton, NC 27520**GALE FORCE SPORTS & ENTERTAINMENT, L.L.C.,**
a Delaware limited liability company1400 Edwards Mill Road
Raleigh, NC 27607

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in Wake County, North Carolina and more particularly described as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (THE "PROPERTY").

The Property hereinabove described was acquired by Grantor by instruments recorded in Book 15681, Page 342 and Book 15681, Page 338, both Wake County Registry.

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

A map showing the above described property is recorded in Plat Book 2000, Page 1546, Wake County Registry.

Submitted electronically by Smith Anderson Blount Dorsett Mitchell Jernigan LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGES FOLLOW.]

[Signature Page to Non-Warranty Deed]

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

BACKYARD BISTRO PROPERTIES, LLC

By: _____

Lance Wheeler, Member/Manager

State of North Carolina

County of Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity indicated on behalf of the company:

Lance Wheeler, Member/Manager of Backyard Bistro Properties, LLC, a North Carolina limited liability company

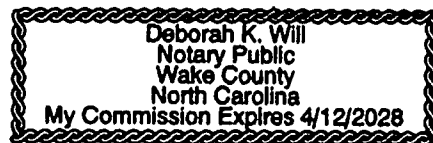
Date: 12/21/23

Deborah K. Will

Deborah K. Will Notary Public

My Commission Expires: 4-12-28

(Official/Notarial Seal)



[Signature Page to Non-Warranty Deed]

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

BACKYARD BISTRO PROPERTIES, LLC

By: _____
Joseph Lumbrazo, Member/Manager

State of North Carolina

County of Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity indicated on behalf of the company:

Joseph Lumbrazo, Member/Manager of Backyard Bistro Properties, LLC, a North Carolina limited liability company

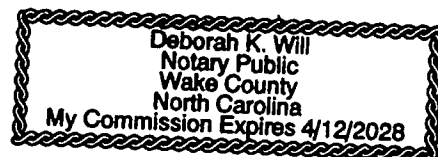
Date: 12-21-23

Deborah K. Will

Deborah K. Will Notary Public

My Commission Expires: 4-12-28

(Official/Notarial Seal)



**EXHIBIT A
LEGAL DESCRIPTION**

TRACT 1:

BEGINNING AT IRON PIPE CORNER FOUND, SAID IRON PIPE CORNER BEING THE NORTHEAST CORNER OF TRACT 1 AS RECORDED IN WAKE COUNTY REGISTER OF DEEDS BOOK OF MAPS 2000, PAGE 1546; THENCE WITH THE LINE OF TRACT 2 AS RECORDED IN WAKE COUNTY REGISTER OF DEEDS BOOK OF MAPS 2000, PAGE 1546 THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) THENCE S14°42'11"E 83.71' TO A POINT; (2) THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 91.50', AN ARC DISTANCE OF 9.14', AND A CHORD BEARING AND DISTANCE OF S00°12'00"W 9.14' TO A POINT; (3) THENCE S03°03'47"W 49.08' TO A POINT; (4) THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 679.62', AN ARC DISTANCE OF 33.64', AND A CHORD BEARING AND DISTANCE OF S01°46'16"W 33.63' TO A POINT; (5) THENCE S00°28'44"W 81.46' TO A POINT; AND (6) THENCE N87°22'49"W 398.66' TO A POINT IN RICHLAND CREEK; THENCE WITH THE CENTER OF RICHLAND CREEK THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) THENCE N17°54'36"W 15.74' TO A POINT; (2) THENCE N03°07'01"E 33.82' TO A POINT; (3) THENCE N42°08'47"E 74.62' TO A POINT; (4) THENCE N10°15'12"W 55.76' TO A POINT; (5) THENCE N08°47'54"E 58.96' TO A POINT; (6) THENCE N06°15'12"W 60.87' TO A POINT; AND (7) THENCE N09°52'35"E 28.66' TO AN IRON PIPE FOUND IN THE RIGHT OF WAY OF TRINITY ROAD; THENCE WITH THE RIGHT OF WAY OF TRINITY ROAD S76°19'57"E 90.43' TO A IRON PIPE FOUND; THENCE S77°33'47"E 91.15' TO A POINT; THENCE CONTINUING WITH THE RIGHT OF WAY OF TRINITY ROAD S79°12'39"E 78.20' TO A POINT; THENCE CONTINUING WITH THE RIGHT OF WAY OF TRINITY ROAD S80°13'14"E 84.46' TO THE POINT OF BEGINNING, CONTAINING 2.34 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY PREPARED BY AIKEN & YELLE ASSOCIATES, P.A. DATED DECEMBER 4, 2023 AND REVISED DECEMBER 20, 2023.

TRACT 2:

BEGINNING AT IRON PIPE CORNER FOUND, SAID IRON PIPE CORNER BEING THE NORTHEAST CORNER OF TRACT 1 AND THE NORTHWEST CORNER OF TRACT 2 AS RECORDED IN WAKE COUNTY REGISTER OF DEEDS BOOK OF MAPS 2000, PAGE 1546; THENCE WITH THE RIGHT OF WAY OF TRINITY ROAD S 79°54'44" E 33.56' TO A POINT IN THE COMMON CORNER WITH TRACT 3 AS RECORDED IN WAKE COUNTY REGISTER OF DEEDS BOOK OF MAPS 2000, PAGE 1546; THENCE WITH THE LINE OF TRACT 3 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) THENCE S02°04'40"E 74.19' TO A POINT; (2) THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 106.00', AN ARC DISTANCE OF 11.78', AND A CHORD BEARING AND

DISTANCE OF S00°22'20"W 11.78' TO A POINT; (3) THENCE S03°03'47"W 49.66' TO A POINT; (4) THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 665.12', AN ARC DISTANCE OF 30.00', AND A CHORD BEARING AND DISTANCE OF S01°46'16"W 30.00' TO A POINT; (5) THENCE S00°28'44"W 180.53' TO A POINT; (6) THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00', AN ARC DISTANCE OF 119.86', AND A CHORD BEARING AND DISTANCE OF S46°15'44"W 107.51' TO A POINT; AND (7) THENCE N88°13'15"W 370.77' TO A POINT IN RICHLAND CREEK, A COMMON CORNER WITH TRACT 3; THENCE WITH THE CENTER OF RICHLAND CREEK THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) THENCE N26°31'30"E 31.63' TO A POINT; (2) THENCE N76°11'44"E 25.84' TO A POINT; (3) THENCE N57°40'01"E 34.73' TO A POINT; (4) THENCE N31°11'08"E 46.29' TO A POINT; (5) THENCE N08°56'45"W 52.90' TO AN IRON PIPE FOUND; (6) THENCE N82°21'30"W 39.07' TO A POINT; AND (7) THENCE N17°54'36"W 30.09' TO A POINT; THENCE WITH THE LINE OF TRACT 1 AS RECORDED IN WAKE COUNTY REGISTER OF DEEDS BOOK OF MAPS 2000, PAGE 1546 THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) THENCE S87°22'49"E 398.66' TO A POINT; (2) THENCE N00°28'44"E 81.46' TO A POINT; (3) THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 679.62', AN ARC DISTANCE OF 33.64', AND A CHORD BEARING AND DISTANCE OF N01°46'16"E 33.63' TO A POINT; (4) THENCE N03°03'47"E 49.08' TO A POINT; (5) THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 91.50', AN ARC DISTANCE OF 9.14', AND A CHORD BEARING AND DISTANCE OF N00°12'00"E 9.14' TO A POINT; AND (6) THENCE N14°42'11"W 83.71' TO AN IRON PIPE CORNER FOUND BEING THE POINT OF BEGINNING, CONTAINING 1.65 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY PREPARED BY AIKEN & YELLE ASSOCIATES, P.A. DATED DECEMBER 4, 2023 AND REVISED DECEMBER 20, 2023.