

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 1,575.00

Tax Parcel Information: 9587-48-3861

REID: 10006845

Verified by Henderson County on the ____ day of September, 2026.

By: _____

Mail/Box to: Jeffrey Drew Butt, Jabil Inc., 10800 Roosevelt Blvd. N, St Petersburg, FL 33716

This Instrument was prepared by:

George Hollodick, Esq., Blanco Tackabery. P.O. Drawer 25008, Winston-Salem • NC • 27114-5008, a licensed North Carolina attorney

Delinquent taxes, if any, to be paid by the Closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: William L. Garrison Sr. and Barbara H. Garrison Charitable Remainder Trust

THIS DEED made this 2nd day of September, 2026, by and between

GRANTOR

Lee C. Mulligan, Special Trustee of the William L. Garrison Sr. and Barbara H. Garrison Charitable Remainder Trust under trust dated September 15, 2006
104 North Washington Street
Hendersonville, NC 28739

GRANTEE

SMBC Leasing and Finance, Inc., a Delaware corporation
c/o Jabil Inc.
Attn: Real Estate
10800 Roosevelt Blvd N.
St. Petersburg, FL USA 33716

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 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 Henderson County, North Carolina and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

TOGETHER with all of all of Grantor's right, title and interest in and to: (a) any strips and gores of land adjoining or abutting such parcel(s) owned by the Grantor; (b) any real property owned by the Grantor lying in the bed of any street, road, avenue or alley, opened or proposed, in front of, running through such parcel(s); (c) any easement or right-of-way over, contiguous to or adjoining such real property, and all other easements, riparian or littoral rights, if any, inuring to the benefit of the Grantor; (d) all timber, trees, wood and/or forest products thereon; (e) the privileges, appurtenances and hereditaments primarily belonging to or appurtenant to such parcel(s), including any development, air, water, gas, oil or mineral rights in, on, under or with respect to such parcel(s) and (f) all buildings, structures, paving, landscaping, lighting or other improvements situated on such parcel(s), if any.

The property hereinabove described is the property acquired by Grantor by instrument recorded in Book 1289, Page 412, Henderson County, North Carolina Register of Deeds.

A map showing the above describer property is recorded in Plat Book 2022, Page 14542, Henderson County, North Carolina Register of Deeds.

TO HAVE AND TO HOLD the same unto said Grantee and Grantee's successors and assigns, forever.

None of the property conveyed hereby constitutes the principal residence or homestead of the Grantor.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend against the lawful claims of all persons claiming by, under and through Grantor, other than the following exceptions:

1. the lien of all ad valorem real estate taxes and assessments for the current year and subsequent years which are not yet due and payable;
2. local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the property;

3. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 2020, Slide 12957; Plat Book 2021, Slide 13013; and Plat Book 2022, Slide 14542, Henderson County, North Carolina Register of Deeds.

[remainder of page intentionally left blank]
[signatures follow on next page]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEGINNING at a 1/2" open iron pipe found 0.5 feet above existing grade; said open iron pipe lying in the western right of way line of Interstate 26 and being a common corner of Lot 11 as shown per plat book 1994 page 1652 of the Henderson County Register of Deeds; said open iron pipe being the northwestern most corner of that 3.7 acre right of way tract as described per deed book 421 page 299 of said Registry; said open iron pipe having NC Grid NAD83(2011) coordinates of Northing: 579239.87' Easting: 984307.77'; thence with the western right of way line of Interstate 26 as described per deed book 421 page 299 the following three calls; 1. S 32°35'44" E 44.26 feet to a 6" x 6" concrete right of way monument found 0.4 feet below existing grade; 2. S 32°21'25" E 196.82 feet to a 1/2" rebar found 0.3 feet above existing grade; 3. thence with a curve to the right having an arc length of 593.18 feet, a radius of 4448.67 feet, a chord bearing of S 27°41'47" E, and a chord length of 592.74 feet to a calculated point lying in the northern boundary line of the John M. Magnusson Revocable Trust property as described in deed book 1345 page 308 of the Henderson County Register of Deeds; said calculated point lying N 84° 22' 13" W 0.79 feet from a 3/4" open iron pipe found broken at existing grade; thence with the northern boundary of the John M. Magnusson Revocable Trust Property as described per deed book 1345 page 308, N 84°22'13" W 515.99 feet to a 5/8" rebar with cap stamped "Ed Holmes & Associates" found 0.0 feet above existing grade; said 5/8" rebar with cap being the northwestern most corner of the John M. Magnusson Revocable Trust property and the northeastern most corner of Lot 3 as shown per plat book 2021 page 13013; thence with the northern boundary of Lot 3 per plat book 2021 page 13013 N 47°18'56" W 75.89 feet to a calculated point; said calculated point lying in the eastern boundary of that ± 17.8 acre tract as described per deed book 3258 page 544; thence with the eastern boundary of that property as described per deed book 3258 page 544 N 06°38'07" E 224.38 feet to a 1" axle found 0.7 feet below existing grade; said 1" axle being the northeastern most corner of that property as described per deed book 3258 page 544 and also being the southeastern most corner of Lot 7A as shown per plat book 1995 page 2042; thence with the eastern boundary of Lot 7a, Lot 7, and Lot 11 of plat book 1995 page 2042 N 06°38'07" E 414.24 feet to a 4"x4" concrete monument found 1 foot above existing grade; said concrete monument being the northwestern most corner of that property as described per deed book 1289 page 412; said concrete monument also being a common corner of Lot 11 per plat book 1995 page 2042; thence with the common boundary of deed book 1289 page 412 and Lot 11 as shown per plat book 1995 page 2042, S 84°56'34" E 91.18 feet to the point and place of BEGINNING containing 5.45 ± Acres.

NOTE FOR INFORMATION ONLY:

Address: Commercial Blvd, Flat Rock, NC