

2025045165 00128

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$28500.00

PRESENTED & RECORDED
 12/19/2025 02:25:57 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3901
PG: 2475 - 2489

SPECIAL WARRANTY DEED

Excise Tax: \$28,500.00

Tax Parcel IDs. 6886-08-7487 and 6886-08-4228

This document prepared by:

Matthew W. Barnes
 Burr & Forman LLP
 4242 Six Forks Road, Suite 1550
 Raleigh, North Carolina 27609

When Recorded, Return To:

Saia Motor Freight Line, LLC
 11465 Johns Creek Parkway, Suite 330
 Johns Creek, GA 30097
 Attn: Real Estate Department

Brief description for the Index: 438 West Bodenhamer Street and 0 Parkside Drive, Kernersville, NC 27284

THIS SPECIAL WARRANTY DEED (the "**Deed**"), made effective as of the 17 day of December, 2025, by and between

GRANTOR:

XPO Logistics Freight, Inc., formerly known as **Con-Way Transportation Services, Inc.**, a Delaware corporation, as evidenced by the change of name certificates issued by the Office of the Delaware Secretary of State attached hereto as Exhibit C

2211 Old Earhart Road
 Ann Arbor, MI 48105

GRANTEE:

Saia Motor Freight Line, LLC, a Louisiana limited liability company

11465 Johns Creek Pkwy, Suite 400
 Johns Creek, GA 30097
 Attn: Real Estate Department

When recorded return to: BUNNET
 First American Title Insurance Co. - NCS
 1100 Main Street #1900
 Kansas City, MO 64105
 File No. NCS- 1279873 1 all

submitted electronically by "First American Title Insurance Company - NCS Kansas City" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR THE SUM OF FOURTEEN MILLION TWO HUNDRED AND FIFTY THOUSAND AND NO/100 DOLLARS (\$14,250,000.00), and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the covenants in this Deed, Grantor does hereby grant, bargain, sell and convey to Grantee the land described on Exhibit A attached hereto in fee simple, together with (a) any and all rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto, and all after acquired interests of every kind and nature therein, (b) any water or mineral rights owned by, or leased to, Grantor, if any, and all recapture rights and entitlements benefiting the land under any planned development ordinance or other laws or otherwise; and (c) any and all fixtures and improvements located thereon, if any, subject to the reservations, covenants, conditions and restrictions set forth herein (collectively, the “**Subject Property**”);

SUBJECT TO the covenants, restrictions, and conditions contained in Exhibit B annexed hereto (the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD, the Subject Property together with all and singular the rights in anywise belonging, unto Grantee and its successors and assigns in fee simple and Grantor will WARRANT AND FOREVER DEFEND all and singular of the Subject Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise, subject however, to the Permitted Exceptions.

No portion of the Subject Property herein conveyed includes the primary residence of Grantor.

[signature page follows]

In Witness Whereof this Deed is executed on the date as set forth below, and delivered to be effective on the date first written above.

<p><u>Jessica Giordano</u> <u>Jessica Giordano</u> <u>Claire Casale</u> <u>CLAIRE CASALE</u></p>	<p>XPO Logistics Freight, Inc., formerly known as Con-Way Transportation Services, Inc., a Delaware corporation</p> <p>By: <u>[Signature]</u> Name: Kyle Wismans Title: Chief Financial Officer</p>
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STATE OF CONNECTICUT:
COUNTY OF FAIRFIELD :

I, CLAIRE CASALE, Notary Public, certify that Kyle Wismans personally came before me this day and acknowledged that he is the Chief Financial Officer of XPO Logistics Freight, Inc., formerly known as Con-Way Transportation Services, Inc., a Delaware corporation, and that he, as Chief Financial Officer, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 12 day of December, 2025.

Claire Casale (Seal)
Notary Public
Printed Name: CLAIRE CASALE
My Commission Expires: 2/29/2028

Claire Kate Casale
NOTARY PUBLIC
State of Connecticut
My Commission Expires 2/29/2028

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of Property

The Land referred to herein below is situated in the County of Forsyth, State of North Carolina, and is described as follows:

TRACT 1: (For Informational Purposes only: PIN 6886-08-7487)

BEGINNING at an existing iron in concrete, said point being the Northwest corner of James S. Walker, Deed Book 775, Page 139, Block 5352, Lot 101-A, Forsyth County tax maps thence proceeding from said point of Beginning, South 1° 37' 20" East 461.96 feet to an existing iron in concrete, thence South 3° 29' West 609.94 feet to an existing monument located in the North right-of-way line of W. Bodenhamer Street; thence with the North right-of-way line of W. Bodenhamer North 81° 51' 40" West 178.68 feet to a point; thence on a curve, South 84° 27' West, a chord distance of 33.72 feet to 1/2" iron in the East line of an easement of right-of-way; thence proceeding with the East line of said right-of-way, North 27° 43' 40" West 59.32 feet to 1/2" iron; thence continuing with the East line of said right-of-way on a curve, North 12° 05' 40" West, a chord distance of 523.11 feet with an arc = 529.65 feet with radius = 970.49 feet to 1/2" iron; thence proceeding North 03° 32' 30" East 91.99 feet to 1/2" iron, the Northeast terminus of said right-of-way, thence proceeding North 86° 08' 40" West 147.67 feet to a magnail; thence North 03° 17' 20" East 407.45 feet to 1/2" iron; in Dollerwhite's South line (Tax Lot 39-U, Block 5252) thence South 87° 12' East 490.51 feet to a point and place of Beginning, and containing 9.777 acres, more or less, and being part of Lot 39D and 39S of Tax Block 5352, Forsyth County Tax Office, all according to a survey for Con-Way Southern Express, revised June 25, 2002, by Ginzinski Surveying Company.

TOGETHER WITH a permanent 60 ft. easement of right-of-way for ingress and egress and a 60 ft. utilities easement, the centerline of both easements being described as follows:

Location of Point of Beginning and Monument: Monument designated as NCGS Mon beam N = 264,520.329M, E = 512.251.257M, scale factor = 0.99999, said monument also being within the 100 foot right-of-way of Southern Railway, said monument also being in W. Bodenhamer Street, and proceeding from said monument, North 67° 07' 20" East 77.97 ft. to a point; thence proceeding North 71° 47" East 39.60 ft. to the point of Beginning, of said centerline, thence proceeding from said point of Beginning, North 27° 43' 40" West 50.51 ft., thence proceeding North 12° 05' 40" West, a chord distance of 539.28 ft. with an arc = 546.03 ft., with R = 970.49 ft. to a point; thence proceeding North 03° 32' 30" East 92.15 ft. to the northern terminus of said right-of-ways.

This right-of-way shall run with and be appurtenant to the 9.777 acre tract of land.

TRACT 2: (For Informational Purposes only: PIN 6886-08-4228)

One Lot comprised of two (2) Parcels

Parcel 1

Location of Point of Beginning and Monument: NCGS Mon beam N = 264,520.329M, E = 512.251.257M, scale factor = 0.9999899, said monument also being within the 100 foot right-of-way of Southern Railway, said monument also being in W. Bodenhamer Street and proceeding from said monument, North 02° 54' 40" West 247.61 feet to a 1/2" iron the POINT OF BEGINNING,

thence proceeding from said point of Beginning, North 87° 49' 10" West 25.96 feet to a 1/2" iron; thence North 62° 35' 20" West 424.08 feet to a 1/2" iron; North 17° 51' 10" East 136.87 to a 1/2" iron, thence South 87° 12' East 290.76 feet to a 1/2" iron; thence South 44° 05' 50" East, a chord distance of 34.16 feet to a 1/2" iron with an arc = 37.61 feet with R = 40.00 feet; thence proceeding with the West line of a right-of-way, South 09° 08' East, a chord distance of 291.45 feet with an arc = 282.43 feet, with R = 1,030.49 feet, to the POINT AND PLACE OF BEGINNING, and containing 1.803 acres, more or less, and being a portion of Tax Lot 39S and Tax Lot 39D, Tax Block 5352, all according to a survey for Con-Way Southern Express, revised June 25, 2002, by Ginzinski Surveying Company.

Parcel 2

Location of Point of Beginning and Monument: NCGS Mon beam N = 264, 520.329M, E = 512.251.257M, scale factor = 0.9998999, said monument also being within the 100 foot right-of-way of Southern Railway, said monument also being in W. Bodenhamer Street thence proceeding from said monument, North 02° 54' 40" West 247.61 ft. to a 1/2" iron the Point of Beginning;

thence proceeding from said beginning point, North 09° 08' West, a chord distance of 291.45 ft. arc = 282.43 ft. and R = 1,030.49 ft., thence North 01° 16' 10" East, a chord distance of 81.70 ft. arc = 81.72 ft. and R = 1030.49 ft., thence North 3° 32' 30" East 92.32 ft. to a point; thence South 86° 08' 40" East 60.00 ft. to a point; thence South 03° 32' 30" West 91.99 ft. to a point; thence proceeding South 07° 31' East a chord distance of 372.24 ft arc = 374.56 ft. to a point; thence North 86° 02' 40" West 64.21 ft. to the POINT AND PLACE OF BEGINNING, containing .643 acres, more or less, all according to a survey for Con-Way Southern Express, revised June 25, 2002, by Ginzinski Surveying Company.

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

Permitted Exceptions

1. Any and all liens, encumbrances or other matters resulting from the performance of any inspections, tests, work or other activities with respect to the Subject Property by or on behalf of the Grantee.
2. Real Estate taxes becoming due and payable after the date of this deed.
3. Public improvements assessments becoming due and payable after the date of this deed.
4. Riparian rights of others in and to the water courses traversing and lying within the Subject Property.
5. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public records.
6. Easement reservations contained in General Warranty Deed recorded in Book 2272, Page 1773, Forsyth County Registry. (Affects Tract 2)
7. Notice of Residual Petroleum, recorded in Book 3748, Page 1656, Forsyth County Registry.
8. Rights of others in and to the use of easements appurtenant affecting the Subject Property, if any.

**EXHIBIT C
TO
SPECIAL WARRANTY DEED**

Delaware Secretary of State Change of Name Certificates

24785\280\4917-8694-1310.v6

Delaware

PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "CON-WAY TRANSPORTATION SERVICES, INC.", CHANGING ITS NAME FROM "CON-WAY TRANSPORTATION SERVICES, INC." TO "CON-WAY FREIGHT INC.", FILED IN THIS OFFICE ON THE TENTH DAY OF MAY, A.D. 2006, AT 7:58 O'CLOCK A.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE NEW CASTLE COUNTY RECORDER OF DEEDS.



2003591 8100

060439018

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State
AUTHENTICATION: 4733050

DATE: 05-10-06

State of Delaware
Secretary of State
Division of Corporations
Delivered 08:06 AM 05/10/2006
FILED 07:58 AM 05/10/2006
SRV 060439018 - 2003591 FILE

CERTIFICATE OF AMENDMENT OF CERTIFICATE OF INCORPORATION
OF
CON-WAY TRANSPORTATION SERVICES, INC.

Con-Way Transportation Services, Inc., a corporation organized and existing under and by virtue of the General Corporation law of the State of Delaware, DOES HEREBY CERTIFY:

FIRST: That the Board of Directors of said company filed with the minutes of the Board a resolution proposing and declaring advisable the following amendment to the Certificate of Incorporation of the company:

RESOLVED, that the Certificate of Incorporation of Con-Way Transportation Services, Inc. be amended by changing the First Article thereof so that, as amended, said Article shall be and read as follows:

"The name of the corporation is Con-way Freight Inc."

SECOND: That in lieu of a meeting, the sole shareholder of the company has given its written consent to said amendment in accordance with the provisions of Section 228 of the General Corporation Law of the State of Delaware;

THIRD: That the aforesaid amendment was duly adopted in accordance with the applicable provisions of Sections 228 and 242 of the General Corporation Law of the State of Delaware.

IN WITNESS WHEREOF, said Con-Way Transportation Services, Inc. has caused this certificate to be signed by Jennifer W. Pileggi, its Secretary, this 10th day of May, 2006.

Con-Way Transportation Services, Inc.

By:


Jennifer W. Pileggi
Secretary

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "CON-WAY FREIGHT INC.", CHANGING ITS NAME FROM "CON-WAY FREIGHT INC." TO "XPO LOGISTICS FREIGHT, INC.", FILED IN THIS OFFICE ON THE THIRTIETH DAY OF OCTOBER, A.D. 2015, AT 6:06 O'CLOCK P.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE NEW CASTLE COUNTY RECORDER OF DEEDS.



A handwritten signature in black ink, appearing to read "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

2003591 8100
SR# 20150720719

Authentication: 10341231
Date: 11-02-15

You may verify this certificate online at corp.delaware.gov/authver.shtml

**STATE OF DELAWARE
CERTIFICATE OF AMENDMENT
OF CERTIFICATE OF INCORPORATION**

The corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware does hereby certify:

FIRST: That at a meeting of the Board of Directors of
Con-way Freight Inc.

resolutions were duly adopted setting forth a proposed amendment of the Certificate of Incorporation of said corporation, declaring said amendment to be advisable and calling a meeting of the stockholders of said corporation for consideration thereof. The resolution setting forth the proposed amendment is as follows:

RESOLVED, that the Certificate of Incorporation of this corporation be amended by changing the Article thereof numbered "First" so that, as amended, said Article shall be and read as follows:

The name of this Corporation is XPO Logistics Freight, Inc.

SECOND: That thereafter, pursuant to resolution of its Board of Directors, a special meeting of the stockholders of said corporation was duly called and held upon notice in accordance with Section 222 of the General Corporation Law of the State of Delaware at which meeting the necessary number of shares as required by statute were voted in favor of the amendment.

THIRD: That said amendment was duly adopted in accordance with the provisions of Section 242 of the General Corporation Law of the State of Delaware.

IN WITNESS WHEREOF, said corporation has caused this certificate to be signed this 30th day of October, 2015.

By: *Uzma Ahmad*
Authorized Officer
Title: Assistant Secretary

Name: Uzma Ahmad
Print or Type

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "XPO LOGISTICS FREIGHT, INC.", CHANGING ITS NAME FROM "XPO LOGISTICS FREIGHT, INC." TO "XPO, INC.", FILED IN THIS OFFICE ON THE FIFTH DAY OF OCTOBER, A.D. 2022, AT 1:50 O'CLOCK P.M.



A handwritten signature in black ink, appearing to read "JBullock", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

2003591 8100
SR# 20223702107

Authentication: 204556501
Date: 10-05-22

You may verify this certificate online at corp.delaware.gov/authver.shtml

**CERTIFICATE OF AMENDMENT
TO THE
CERTIFICATE OF INCORPORATION
OF
XPO LOGISTICS FREIGHT, INC.**

XPO Logistics Freight, Inc. (the "Corporation"), a corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware (the "DGCL"), does hereby certify:

FIRST: That Article I of the Certificate of Incorporation of the Corporation is hereby amended in its entirety to read as follows (the "Amendment");

"The name of the corporation is XPO, Inc."

SECOND: The Amendment was duly adopted in accordance with Section 242 of the DGCL.

THIRD: The Amendment shall become effective upon filing.

IN WITNESS WHEREOF, the Corporation has caused this certificate to be signed on October 5, 2022.

XPO LOGISTICS FREIGHT, INC.

By: 
Riina Tohvert
Assistant Secretary

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
COPY OF THE CERTIFICATE OF AMENDMENT OF "XPO, INC.", CHANGING
ITS NAME FROM "XPO, INC." TO "XPO LOGISTICS FREIGHT, INC.",
FILED IN THIS OFFICE ON THE NINTH DAY OF NOVEMBER, A.D. 2022,
AT 9:36 O`CLOCK A.M.



2003591 8100
SR# 20223973916

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JBullock", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Jeffrey W. Bullock, Secretary of State

Authentication: 204813619
Date: 11-09-22

State of Delaware
Secretary of State
Division of Corporations
Delivered 09:36 AM 11/09/2022
FILED 09:36 AM 11/09/2022
SR 20223973916 - File Number 2003591

**CERTIFICATE OF AMENDMENT
TO THE
CERTIFICATE OF INCORPORATION
OF
XPO, INC.**

XPO, Inc. (the "Corporation"), a corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware (the "DGCL"), does hereby certify:

FIRST: That Article I of the Certificate of Incorporation of the Corporation is hereby amended in its entirety to read as follows (the "Amendment"):

"The name of the corporation is XPO Logistics Freight, Inc."

SECOND: The Amendment was duly adopted in accordance with Section 242 of the DGCL.

THIRD: The Amendment shall become effective upon filing.

IN WITNESS WHEREOF, the Corporation has caused this certificate to be signed on November 9, 2022.

XPO, INC.

By: 
Riina Tohvert
Assistant Secretary