

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$32,200.00

Parcel Identifier No.: 0756241238 Verified by Wake County on the 15th day of April, 2020

By: _____

Mail/Box

to: _____

This instrument was prepared by: The Chase Law Group, LLC, 1447 York Road, Suite 505, Lutherville, MD 21093, a validly existing law firm in Maryland

Brief description for the Index: Lot 16, BM1996 Pg 1696

THIS DEED made this 29th day of January, 2021, by and between

LSU: NC FA 20 - 2390 GRANTOR

GRANTEE

MID-SOUTH 120 TRANS AIR (NC), LLC,
a Delaware limited liability company,
f/k/a Exeter 120 Trans Air, LLC

EXETER 120 TRANS AIR (2020), LLC,
a Delaware limited liability company

having an address at:

having an address at:

590 Madison Avenue, 34th Floor
New York, New York 10022
Attention: David Palame

101 West Elm Street, Suite 600
Conshohocken, Pennsylvania 19428
Attention: Peter Lloyd

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 a 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, parcel of land or condominium unit situated in the City of Morrisville, Wake County, North Carolina and more particularly described as follows:

Lying and being in Wake County, North Carolina, and being all of Lot 16 AIRPARK SUBDIVISION according to plat entitled, "Final Plat, Airpark, Property of: Airpark Associates", recorded in Book of Maps 1996, Page 1696, Wake County Registry, and as shown on that ALTA/ACSM Land Title Survey for PCO Watkins Road Limited Partnership prepared by Bass, Nixon, & Kennedy, Inc., dated May 18, 2011, and more particularly described as follows:

Beginning at a "PK Nail" set in the Southern right-of-way of Watkins Road, said nail being S 38°37'59" W, 5083.94 feet from North Carolina Grid Monument "View" and also being Northeast corner of Lot 17 Airpark Subdivision as recorded in Book of Maps 1996, Page 1696, thence from the beginning and with the Southern right-of-way of Watkins Road along a curve to the right 468.13 feet to a point, said curve having a radius of 2293.92 feet, a chord bearing of S 79°10'25" E and a chord distance of 467.31 feet; thence continuing with the right-of-way of Watkins Road S 73°19'38" E, 150.39 feet to a

submitted electronically by "Land Services USA (Media)"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.