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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$38,519.00

Parcel Ref.: 9875-07-0416 Verified by MC County on the ___ day of _____, 2020

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Weatherspoon & Voltz LLP – without title examination

Brief description for the Index: Lots A, C and D recombined, total 34.34 acres, Plat Book 115, Page 163.

THIS DEED is made this 23rd day of June, 2020, by and between

| GRANTOR | GRANTEE |
|---|--|
| HILLSBOROUGH CHARTER LLC, a North Carolina limited liability company | ENO RIVER ACADEMY HOLDINGS, INC. a North Carolina nonprofit corporation |
| 4321 Medical Park Drive, Suite 100 Durham, North Carolina 27704 | 1100 NC Highway 57 North Hillsborough, NC 27278 |

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 or parcel of land situated in the County of Orange, State of North Carolina, and being more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6130, Page 281, Orange County Registry.

A map showing the above described property is recorded in Plat Book 115, Page 163, Orange County Registry.

Submitted electronically by "Smith Debnam Narron Drake Saintsing & Myers, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.