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Doc No: 30059635
Recorded: 10/22/2021 09:41:33 AM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$700.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6751 PG 978 - 981 (4)

Melleyh. Kumpo

Excise Tax: \$700.00

Tax Lot no./Parcel Identifier No.: 9778-28-6664 *YBC*

Mail after recording to : R. David Wicker Jr., Esq 100 East Parrish Street #200, Durham, NC 27701

This instrument was prepared by: North Carolina Carrboro Limited Partnership, 380 Union Street, West Springfield, MA 01089 *David G. Chobot, Esq.*

Brief Description for the Index: TR 4 Berkshire Manor PNOR

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of the 20~~16~~ day of October, 2021, by and between:

GRANTOR:

**NORTH CAROLINA CARRBORO
LIMITED PARTNERSHIP**
Address:
380 Union Street, Suite 300
West Springfield, Massachusetts 01089

GRANTEE:

TEMPO INVESTCO, LLC
Address:
C/O ERIK M. LENSCH
8591 Pickards Meadow Road
Chapel Hill, North Carolina 27516

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.

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

WITNESSETH that Grantor, for good and valuable consideration of \$350,000.00 in hand paid to Grantor, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Carrboro,

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County of Orange, State of North Carolina, and more particularly described on Exhibit A attached hereto, incorporated herein and made a part hereof, and all improvements thereon, together with Seller's right, title and interest, if any, and without warranty in and to all easements and appurtenances pertaining thereto (collectively, the "Property").

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

AND the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor hereby warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through, or under the said Grantor but against none other.

Title to the property hereinabove described is subject to real property taxes and assessments for the current fiscal year, reservations, easements, covenants, conditions, surveys, agreements and all matters now of record or ascertainable from an inspection of the Property.

[Signature Page Follows]

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EXHIBIT A**Deed of North Carolina Carrboro Limited
Partners to Tempo Investco, LLC**

1307 West Main Street, Carrboro, NC 27510
Orange County Tax Parcel ID No.: 9778-28-6664

BEGINNING at a point in the Southern right of way line of N.C. Highway #54 (said beginning point being located North 66° 1' 40" West 53.09 feet from an iron pipe being located a distance of 371.38 feet from the center line of N.C. Highway #54 By-Pass); running thence from said beginning point South 66° 9' 30" East 324.68 feet with the Southern right of way line of N.C. Highway #54 to a point; thence South 18° 19' 00" East 96.90 feet to a point; thence South 5° 20' 00" East 78.07 feet to a point; thence North 66° 9' 30" West 375.11 feet to a point; thence North 2° 1' 30" West 123.00 feet to a point; thence North 25° 47' 23" East 29.34 feet to the point and place of **BEGINNING** and containing 1.41 acres, more or less, and **BEING** all of Tract IV of that property conveyed to North Carolina Carrboro Limited Partnership, a Massachusetts limited partnership as described in that certain Deed recorded in Real Estate Book 3066 at page 588 in the Office of the Register of Deeds of Orange County, North Carolina, to which said Deed reference is hereby made.

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