

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Feb 26 10:25 AM
Book: 9244 Page: 71
NC Rev Stamp: \$ 40619.00 Fee: \$ 26.00
Instrument Number: 2021009506
DEED

SPECIAL WARRANTY DEED

Excise Tax: \$40,619.00
Tax Parcel ID No. 159313

Mail/Box to: c/o NorthBridge Partners LLC, 401 Edgewater Place, Suite 265, Wakefield, Massachusetts 01880

This instrument was prepared by: Michael F. Dowley, Esq., Seyfarth Shaw LLP, Seaport East, Suite 300, Two Seaport Lane, Boston, MA 02210-2028

Reviewed for compliance with North Carolina law by Bruce A. Buckley, Esq., a validly licensed North Carolina attorney

No title search performed by or title opinion provided by the preparer or the reviewer.

Brief description for the Index: Lot 2, Recombination, Final Plat for North Hoover Warehouse Associates PB 144 P 167

THIS DEED, made this the 24th day of February, 2021, by and between

GRANTOR: NBPII Hoover LLC, a Delaware limited liability company
whose mailing address is 401 Edgewater Place, Suite 265, Wakefield, Massachusetts 01880
(Grantor) and

GRANTEE: BAM HOOVER LLC, a Delaware limited liability company
whose mailing address is 401 Edgewater Place, Suite 265, Wakefield, Massachusetts 01880
(Grantee) and

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

Being all of Lot 2 (approximately 16.12 Acres) as shown on that certain plat survey entitled "Recombination, Final Plat for North Hoover Warehouse Associates," by McCarthy-Love & Associates, dated October 11, 1999, and recorded in Plat Book 144, Page 167, Durham County Registry.

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676 Submitted electronically by "First National Real Estate Services, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.