

SPECIAL WARRANTY DEED

Excise Tax: \$69,700.00
Parcel Identifier: 0473897
Number: _____
Verified by: _____ County on the _____ day of _____, 2020
By: _____
Mail to: GRANTEE
This instrument was prepared by: Jonathan Grosser; Royer Cooper Cohen Braunfeld LLC- 101 W. Elm Street, Suite 400, Conshohocken, PA 19428
Brief description for the Index: _____

THIS DEED made as of this 17 day of August, 2020, by and between

GRANTOR:

LEYLAND TWIN LAKES LLC
A Delaware Limited Liability Company
c/o Leyland Alliance LLC
P.O. Box 1110
62 Main Street, Suite 2
Warwick, New York 10990
Attention: Howard Kaufman
Email: hkaufman@leylandalliance.com

GRANTEE

MDC NC2, LP
A Delaware Limited Partnership
c/o Realty Income Corporation
11995 El Camino Real
San Diego, CA 92130
Attention: Legal Department
Email: notices@realtyincome.com

The designation "Grantor" and "Grantee", as used herein, shall include the said parties, their heirs, successors, and assigns, and shall include plural, masculine, feminine, or neuter as required by context.

WITNESSTH, that the Grantor, for 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 Wake County, North Carolina (the "Property") more particularly described as follows:

THE PROPERTY IS LEGALLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 17121, at Page 1273.

The Property herein conveyed does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to ALL MATTERS OF RECORD.

The Property hereinabove described is conveyed on an "AS IS, WHERE IS" condition and basis, and Grantor has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, agreement or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning, or with respect to: (a) the value, nature, quality or condition of the Property hereinabove

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