

Register of Deeds
Sharon A. Davis
Durham County, NC
09/20/2022 03:46:47PM
BT: OPR B: 9785 P: 065 Pages: 4
DEED - DEED
Fee: \$4,887.00 Excise Tax: \$4861.00
INSTRUMENT #2022037436
Tonya Redfearn

Space Above This Line Reserved for Recorder's Use

Instrument prepared by: David J. Neill, Fox Rothschild LLP, PO Box 27525, Raleigh, NC 27611
Mail after recording: David J. Neill, Fox Rothschild LLP, PO Box 27525, Raleigh, NC 27611 (BOX 183)
Excise Tax ~~\$4,861.00~~
Tax Lot Nos.: Portion of Tax Lot 174324

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective the 8th day of September 2022, by **DRP NC 2, LLC**, a Delaware limited liability company (hereinafter referred to as "**Grantor**"), whose mailing address is 590 Madison Ave 13th Fl., New York, NY 10022-2524 to **BEAZER HOMES, LLC**, a Delaware limited liability company (hereinafter referred to as "**Grantee**"), whose mailing address is 1000 Abernathy Road, Suite 260, Atlanta, GA 30328.

IN CONSIDERATION of the sum of Five Dollars (\$5.00) and other valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor, Grantor has granted, bargained, sold and conveyed, and by this Deed does hereby grant, bargain, sell and convey to Grantee in fee simple the following real property (the "**Property**");

See Exhibit A attached hereto and incorporated herein.

The Property does not contain the primary residence of Grantor.

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

Grantor covenants with the Grantee, that Grantor has done nothing to impair such title to the Property 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 the following exceptions:

1. All zoning and building ordinances and land use regulations applicable to the Property;
2. All matters that would be disclosed by an accurate survey of the Property;

Submitted electronically by "Fox Rothschild LLP - Denver"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

3. All public and private roads and rights of way;
4. Ad valorem taxes and assessments for year 2022, and for subsequent years not yet due and payable; and
5. All valid and enforceable covenants, restrictions and easements of record.

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SIGNATURE, ACKNOWLEDGMENT & EXHIBIT PAGES FOLLOW

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

GRANTOR:

DRP NC 2, LLC,

a Delaware limited liability company

By: DW General Partner, LLC, a Delaware limited liability company, its manager

By: *Houdin Honarava*

Name: HOUNDIN HONARAVA

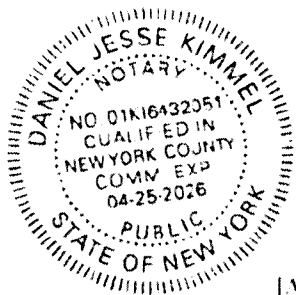
Its: Authorized Signatory

NEW YORK COUNTY, ~~NORTH CAROLINA~~ NEW YORK

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: HOUNDIN HONARAVA

Date: SEPTEMBER 9, 2022

[Signature]
[Notary's signature as name appears on seal]
DANIEL JESSE KIMMEL, Notary Public
[Notary's printed name as name appears on seal]
My commission expires: APRIL 25, 2026



[Affix Official Seal in Space Above]

EXHIBIT A
THE “PROPERTY”

ALL those pieces, parcels, or lots of land, with improvements thereon, situate, lying and being in the County of Durham, State of North Carolina, known as Lots 6-9 and 32-42 as shown in the chart below and delineated on a plat titled, “Subdivision Plat, Shoccoree, A Cluster Subdivision” and recorded in the Office of the Register of Deeds in the County of Durham, North Carolina, on September 7, 2022 in Plat Book 207, at Pages 105-112.

Reference being made to said plat for a more complete and accurate description of the Property.

Lot Number	Street Number	Street Name
6	1104	Balsawood Drive
7	4121	Stonewood Lane
8	4117	Stonewood Lane
9	4113	Stonewood Lane
32	1100	Basalt Court
33	1104	Basalt Court
34	1108	Basalt Court
35	1112	Basalt Court
36	1118	Basalt Court
37	1122	Basalt Court
38	1121	Basalt Court
39	1117	Basalt Court
40	1113	Basalt Court
41	1109	Basalt Court
42	1105	Basalt Court