

WAKE COUNTY, NC 260
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/13/2020 16:03:51
STATE OF NC REAL ESTATE
EXCISE TAX: \$44,800.00
BOOK:017714 PAGE:01361 - 01367

NORTH CAROLINA SPECIAL WARRANTY DEED

EXCISE TAX: \$44,800.00

ACCOUNT NO. 0173705

PIN 0772.03-33-0933

Mail/Box to: BOX 42

This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A.
[WITHOUT TITLE EXAMINATION]

Brief description for the Index: Bennington Woods Apartments, Cary, North Carolina

THIS DEED made this 13 day of January, 2020, by and between

GRANTOR

GRANTEE

CCC BENNINGTON WOODS LLC,
a North Carolina limited liability company

BIF - BENNINGTON WOODS, LLC,
a Delaware limited liability company

c/o Chaucer Creek Capital LLC
3605 Glenwood Avenue, Suite 445
Raleigh, North Carolina 27612

c/o Beach Investment Fund, L.P.
211 King Street, Suite 300
Charleston, SC 29401

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, subject to the exceptions and reservations set forth on Exhibit B attached hereto and incorporated herein by reference, if any (the "Exceptions and Reservations"), all that certain lot or parcel of land situated in the Town of Cary, Swift Creek Township, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.