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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,900.00

PIN #9788-16-2398.001

Mail/Box to: 19109 West Catawba Ave., Suite 110, Cornelius, NC 28031-5614

This instrument was prepared by: Bagwell Holt Smith P.A., 400 Market Street, Ste. 202, Chapel Hill, NC 27516

Brief description for the Index: Unit A, 462 West Franklin Condominiums

THIS DEED made this 21 day of May, 2021, by and between

GRANTOR	GRANTEE
<p>462 W. Franklin St., LLC, a North Carolina limited liability company</p> <p>249 E 48 ST #5D New York, NY 10017</p>	<p>GBA WEST FRANKLIN, LLC, a North Carolina limited liability company</p> <p>19109 West Catawba Ave., Suite 110 Cornelius, NC 28031-5614</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the Grantor, for a 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, parcel of land or condominium unit situated in Orange County, North Carolina and more particularly described as follows:

See "Exhibit A," attached hereto and incorporated herein by reference, for the legal description of the property conveyed herein.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 6406, Page 409, Orange County Registry.**

submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.