

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Aug 19 10:36 AM
Book: 9433 Page: 490
NC Rev Stamp: \$ 9400.00 Fee: \$ 26.00
Instrument Number: 2021042084
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$9,400.00

Parcel Ref. No. 154213

Mail after recording to: Grantee

This instrument was prepared by:
Williams Mullen (Attn: Robert Charles Lawson), 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Brief Description for the Index: 4220 NC Highway 55, Durham, NC 27713 (New Tract 1B)

THIS DEED made this 19th day of August, 2021, by and between:

GRANTOR	GRANTEE
Forest Creek Office Park, LLC, a North Carolina limited liability company c/o Benenson Real Estate Corp. 515 Madison Avenue, Suite 18A New York, NY 10022	MDK Forest Creek, LLC, a North Carolina limited liability company 244 S. Benson Road Fairfield, CT 06824

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, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2676, Page 355, Durham County Registry.

A map showing the above-described property is recorded in Map Book 142, Page 206, Durham County Registry.

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

And Grantor covenants with Grantee that 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, other than taxes for the year 2021 and subsequent years' ad valorem taxes and (ii) all easements, rights-of-way, restrictions, and declarations of public record.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

Forest Creek Office Park, LLC,
a North Carolina limited liability company


By: 
Lisa Quattrocchi, Manager

STATE OF New York

COUNTY OF New York

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lisa Quattrocchi as Manager of **Forest Creek Office Park, LLC**, a North Carolina limited liability company.

Date: August 9th, 2021


Signature of Notary Public

Amy R. KARPel
Notary Printed Name

My Commission Expires: 9/17/24

(Official Seal)

Amy R Karpel
Notary Public, State of New York
No. 01KA6268842
Qualified in New York
Commission Expires 09-17-2024

EXHIBIT A

Property Description

BEING all of "New Tract 1B" as shown on a final plat entitled "Benenson Tracts Recombination Survey" dated December 4, 1998 prepared by James W. Mulligan, P.L.S. (L-2566) and recorded in Plat Book 142, Page 206, Durham County Registry.

TOGETHER WITH AND SUBJECT TO that Declaration of Easement for Shared Driveway dated May 14, 2009, and recorded in Book 6223, Page 656, Durham County Registry.