

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Jul 22 12:35 PM
Book: 8707 Page: 435
NC Rev Stamp: \$ 21677.00 Fee: \$ 34.00
Instrument Number: 2019025255
DEED

RECORD AND RETURN TO AND
Prepared by: Steven L. Henderson, Esq.
675 Third Avenue, Flr 8
New York, NY 10017
Excise Tax: \$21,677.00

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, (i) Benjamin Landa, having an address at 182 Briarwood Xing Lawrence NY as to a thirty point seven eight zero percent (30.780%) undivided interest as tenant-in-common, (ii) Philipson Family Limited Liability Company, having an address at 22 Pleasant Ridge Road Spring Valley NY as to a twenty six point six one zero percent (26.610%) undivided interest as tenant-in-common, (iii) Lifestar Family Holdings LLC, having an address at 2 Bedford Road Monsey NY as to a fourteen point three one zero percent (14.310%) undivided interest as tenant-in-common, (iv) The Estate of Ruth Hirsch, having an address at 1340 East 26th Street Brooklyn NY, as to an eight point six nine zero (8.690%) undivided interest as tenant-in-common, (v) Kennedy KY Holdings LLC, having an address at 119 Lord Avenue Lawrence NY, as to a seven point two five zero percent (7.250%) undivided interest as tenant-in-common, (vi) Agnes Arnstein, having an address at 1515 52nd Street Brooklyn NY as to a three point four eight zero percent (3.480%) undivided interest as tenant-in-common, (vii) David Rubinstein, having an address at 1675 56th street Brooklyn NY, as to a two point eight six zero percent (2.860%) undivided interest as tenant-in-common, (viii) Anne Gottlieb, having an address at 1462 East 27th Street Brooklyn NY, as to a one point seven four zero percent (1.740%) undivided interest as tenant-in-common, (ix) Nachum Sherman, having an address at 137-40 70th Road Flushing NY, as to a one point seven four zero percent (1.740%) undivided interest as tenant-in-common, (x) Joshua Farkovits, having an address at 2110 New York Avenue Bronx NY, as to a one point five zero zero percent (1.500%) undivided interest as tenant-in-common, (xi) Yosef Kaufman, having an address at 1305 East 22nd Street Brooklyn NY as to a zero point five two zero percent (0.520%) undivided interest as tenant-in-common, (xii) Mayer Fischl, , having an address at 2 Sienna Way Lakewood NJ, as to a zero point three five zero percent (0.350%) undivided interest as tenant-in-common, and (xiii) David Dachs, having an address at 1217 Ocean Parkway Brooklyn NY as to a zero point one seven zero percent (0.170%) undivided interest as tenant-in-common (collectively, "Grantor"), hereby grant to Rose Manor Propco LLC, a North Carolina limited liability company ("Grantee"), having an address at 440 Sylvan Avenue, Suite 240, Englewood Cliffs NJ, all of that certain real property more particularly described in Schedule 1 attached hereto and incorporated herein by this reference (the "Property"), subject to (a) all non-delinquent real property taxes, (b) all non-delinquent special assessments, if any, and (c) all other liens, leases, easements, encumbrances, covenants, conditions, restrictions and other matters of record.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Landmark Abstract Agency LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.