

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 158,000.⁰⁰

Real Estate ID: 04666664
PIN: _____

Mail after recording to: Grantee

This instrument was prepared by: Christopher Staller, Esq., Nelson Mullins Riley & Scarborough LLP

Brief Description for the Index:

THIS DEED made this July 15, 2021, by and between:

GRANTOR	GRANTEE
<p>BAINBRIDGE-GOPHER AVIATION CROSSING, LLC, a Delaware limited liability company 12765 West Forest Hill Boulevard, Suite 1307 Wellington, FL 33414</p>	<p>74 AVIATION OWNER, LLC, a Delaware limited liability company 7121 Fairway Drive, Suite 410, Palm Beach Gardens, FL, 33418</p>

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 Wake 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 of the property herein conveyed does not include the primary residence of Grantor.

Submitted electronically by "Gallimore Levy Chrisawn Gallimore PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by those instruments recorded in Book 17428, Page 1638, in Wake County Registry.

A map showing the above-described property is recorded in Book of Maps 2019, Page 703, Wake 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, but against none other, except for real estate taxes not yet due and payable, assessments and special district levies, zoning and other regulatory laws and ordinances affecting the Property, and easements, reservations, charges, covenants, restrictions, rights of way, and other matters of record (which is not deemed to reimpose same).

(Signature page follows)

[SIGNATURE PAGE TO NORTH CAROLINA SPECIAL WARRANTY DEED]

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

GRANTOR:

BAINBRIDGE-GOPHER AVIATION CROSSING, LLC, a Delaware Limited Liability Company

By: Bainbridge Manager, LLC,
a Florida limited liability company,
its Manager

By: [Signature]
Kevin Keane, Vice President

STATE OF Florida

COUNTY OF palm beach

On this, the 18 day of July, 2021, before me, a Notary Public, the undersigned officer, personally appeared Kevin Keane, who acknowledged himself to be the Vice President of Bainbridge Manager, LLC, as Manager of BAINBRIDGE-GOPHER AVIATION CROSSING, LLC, and that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said companies.

Date: July 18, 2021

[Signature]

Signature of Notary Public

Cristin Mihan

Notary Printed Name

My Commission Expires: 3/28/23

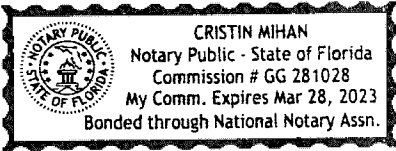


EXHIBIT A

LEGAL DESCRIPTION

BEING all of Lot 2 (consisting of 12.683 acres) as shown on that survey entitled "Exempt Plat of Bainbridge Aviation Crossing - Property of Southport Business Park L.P." dated April 18, 2019 (with WithersRavenel Project No. 02170533), which survey is recorded in Plat Book 2019, Page 703, Wake County Registry.