

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Jul 11 03:32 PM NC Rev Stamp: \$ 44000.00
Book: 8225 Page: 317 Fee: \$ 26.00
Instrument Number: 2017023932
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ **44,000** Recording Time, Book and Page

Tax Map No. Parcel Identifier No.

Mail after recording to: Riverside Abstract, 212 Second Street, Suite 502, Lakewood, NJ 08701

This instrument was prepared by:

Alan N. Escott, Esquire

THIS SPECIAL WARRANTY DEED, made this 10 day of July, 2017, between PRG Bainbridge Associates, LLC, a North Carolina limited liability company having its principal offices located at 2701 East Luzerne Street, Philadelphia, PA 19137 ("Grantor"), and Bainbridge NC, LLC, a Delaware limited liability company, whose mailing address is 400 Rella Boulevard, Suite 212, Suffern, NY 10901 ("Grantee").

WITNESSETH THAT:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, at or before the ensembling and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns, forever, the parcel of land situate, lying and being in Durham County, State of North Carolina, and being more particularly described in Exhibit A attached hereto and made a part hereof ("Property") which does not constitute the primary residence of Grantor.

SUBJECT, HOWEVER, to all matters of record;

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appearing.