

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Jul 22 08:53 AM
Book: 9403 Page: 703
NC Rev Stamp: \$ 38400.00 Fee: \$ 26.00
Instrument Number: 2021036925
DEED

Excise Tax: \$ 38,400.00

Tax ID No: 0737-01-39-9625

Prepared WITHOUT TITLE EXAMINATION OR TAX ADVICE by:
Longleaf Law Partners (HSM)
4509 Creedmoor Road, Suite 302
Raleigh, NC 27612

Submitted electronically by Satisfsky & Silverstein, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

After Recording: Mail to Grantee

Brief Description for the Index:

5011 South Alston Avenue, Durham, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 21st day of July, 2021, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>TRIANGLE PARK APTS LLC, a Virginia limited liability company</p> <p>11710 Bowman Green Drive Reston, VA 20190</p>	<p>BL TRIANGLE LLC, a Delaware limited liability company</p> <p>3215 Steck Avenue, Suite 203 Austin, Texas 78757</p>

Enter in appropriate block for each party: name, 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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in Durham County, North Carolina, being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 8381, Page 146, Durham County Registry.

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

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

This conveyance is made subject to all matters of record and to any applicable zoning ordinance, matters appearing on any recorded plat of the land and taxes for the current year.

And Grantor does hereby covenant with Grantee that, except as noted above, title to the Land is free from all encumbrances, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor (except as noted above), but against none other.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

TRIANGLE PARK APTS LLC, a Virginia limited liability company

By: [Signature]
Name: Matthew D. Brady
Title: Authorized Signatory

COMMONWEALTH/STATE OF VIRGINIA

COUNTY OF FAIRFAX

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Matthew D. Brady, Authorized Signatory of Triangle Park Apts LLC.

Date: JULY 19, 2021

My Commission Expires:

OCTOBER 31, 2021

[Signature]
Notary Public
Print Name: KEVIN THANH VO

[Affix Notary Stamp or Seal]

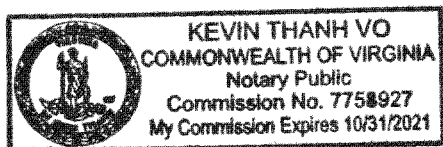


EXHIBIT A

Legal Description

A parcel of land situated in Triangle Township, Durham County, NC and more particularly described as:

Commencing at the intersection of SR 1945 (Alston Ave.) and NC55 then 6,600 feet northeast along the centerline of SR 1945 to a Railroad spike in the centerline of SR 1945;

Thence N 81° 04' 18" E, 30.00' to a point in the eastern right of way line of SR 1945, the point and place of beginning.

Thence with the eastern right of way of SR 1945:

N 08° 55' 46" W, 51.49' to a point
N 14° 26' 47" W, 52.98' to a point
N 20° 17' 13" W, 52.82' to a point
N 25° 56' 39" W, 52.85' to a point
N 31° 15' 12" W, 52.61' to a point
N 36° 16' 58" W, 53.13' to a point
N 43° 07' 17" W, 53.82' to a point
N 51° 04' 37" W, 54.09' to a point
N 58° 44' 56" W, 53.97' to a point
N 63° 50' 00" W, 52.05' to a point
N 69° 01' 00" W, 52.99' to a point
N 71 52 41" W, 9.12' to a point
N 79° 50' 00" W, 242.91' to an existing iron pipe.

Thence leaving the existing iron pipe at the eastern ROW of SR 1945, with Powers, Inc., on N 02° 38' 02" E, 491.86' to an existing iron pipe in the line of Powers, Inc. and Airco, Inc.

Thence with Airco, Inc. and Research Triangle Foundation, S 85° 57' 30" E, 910.11' to an existing iron pipe at the northwest corner of Robert Ward.

Thence with Robert Ward, S 16° 32' 34" W, 320.92' to an existing iron pipe, then S 21° 26' 41" W, 635.43' to an existing iron pipe, thence S 76° 06' 40" W, 16.91' to a point in the eastern right of way line of SR 1945, the point and place of beginning, containing 11.72 acres more or less.