

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2019 Feb 18 12:15 PM NC Rev Stamp: \$ 8200.00
 Book: 8596 Page: 73 Fee: \$ 26.00
 Instrument Number: 2019004745
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$8,200.00

Parcel Identifier No. 0831-13-04-2968

Verified by _____ County on the ____ day of February, 2019

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Alison T. Kling, Womble Bond Dickinson (US) LLP **No title search performed and no title opinion given or implied by the preparer.**

Brief description for the Index: 510 East Pettigrew Street

THIS DEED made this 15 day of February, 2019, by and between

GRANTOR

DURHAM PARTNERSHIP GROUP, LLC, a
 North Carolina limited liability company

Address:

6021 Connemara Court
 Denver, North Carolina 28037

GRANTEE

PGD PETTIGREW GATEWAY, LLC, a
 New York limited liability company

Address:

c/o Park Grove Realty, LLC
 46 Prince Street, Suite 2003
 Rochester, New York 14607

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Durham, Durham County, North Carolina, and more particularly described as follows:

See Exhibit A (the "Property") attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 8337, page 738, Durham Public Registry.

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

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

And the Grantor covenants with the 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 the following exceptions:

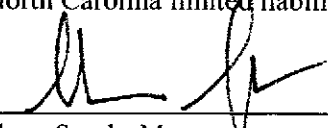
All exceptions listed on Exhibit B attached hereto and incorporated herein by reference.

[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

DURHAM PARTNERSHIP GROUP, LLC a
North Carolina limited liability company

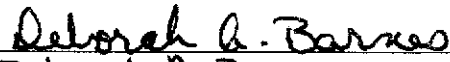


Shane Seagle, Manager

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, the undersigned Notary Public of the County of Lincoln and State aforesaid, certify that Shane Seagle personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12th day of February, 2019.

My Commission Expires: 11-22-21
(Affix Seal)



Deborah A. Barnes Notary Public
Notary's Printed or Typed Name

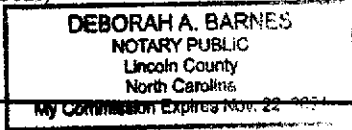


EXHIBIT A

THE PROPERTY

PIN 0831-13-04-2968 (Parcel ID 218420)

BEING ALL OF TRACT 3, CONTAINING 2.166 ACRES, MORE OR LESS, AS SHOWN ON A PLAT ENTITLED "FINAL PLAT (GATEWAY CENTER), 409 S. ROXBORO STREET, PARCEL ID 103374" DATED MARCH 30, 2015 AND RECORDED IN PLAT BOOK 194, PAGE 383 OF THE DURHAM COUNTY, NORTH CAROLINA REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A FURTHER AND MORE PARTICULAR METES AND BOUNDS DESCRIPTION.

The above property is also shown as that certain tract containing 2.166 acres on a plat entitled "Storm Drainage & Public Access Easement Exempt Plat, Gateway Center Apartments" dated October 19, 2016 and recorded in Plat Book 197, Page 260 of the Durham County, North Carolina Registry, reference to which is hereby made for a further and more particular metes and bounds description.

Site Address: 510 E. Pettigrew Street

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2019 and for subsequent years, not yet due or payable.
2. Such state of facts as would be disclosed by a current, accurate, physical survey and/or inspection of the subject property.
3. All easements, covenants, conditions, restrictions and other matters of record.
4. Zoning and building laws or ordinances.