

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Mar 07 03:05 PM NC Rev Stamp: \$ 11978.00
Book: 8608 Page: 650 Fee: \$ 26.00
Instrument Number: 2019007039
DEED

11
90390

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 11,978
Account No. 8498270
PIN: 0748-04-81-4263 & 0748-04-81-9687, and
"Out of" 0748-04-91-5059 & 0748-04-92-7025

After recording return to: Grantee

This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A.
(WITHOUT TITLE EXAMINATION)

Brief description for the Index: 37.43 Acres, N/S Chin Page Road

THIS DEED is made as of the 7th day of March, 2019, by and between

GRANTOR	GRANTEE
BETHPAGE ACQUISITION PARTNERS II LLC, a North Carolina limited liability company	SETZER PROPERTIES RDU, LLC, a Kentucky limited liability company
5425 Page Road, Suite 100 Durham, North Carolina 27703	354 Waller Avenue, Suite 200 Lexington, Kentucky 40504

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 of that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

3072 Submitted electronically by "First American Title Insurance Company - NCS" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

The Property hereinabove described was acquired by Grantor by instrument recorded in 6507, page 798, Durham County Registry.

A map showing the Property is recorded in Plat Book 172, page 266, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple, in the undivided interest hereinabove recited.

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, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the following exceptions:

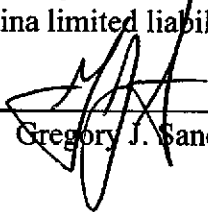
1. Ad valorem taxes for the year 2019 and subsequent years.
2. Enforceable easements, restrictions, and rights of way of record affecting title to the property conveyed herein.

THE PROPERTY HEREIN CONVEYED DOES NOT INCLUDE THE PRIMARY RESIDENCE OF GRANTOR.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered.

BETHPAGE ACQUISITION PARTNERS II LLC,
a North Carolina limited liability company

By: _____
Gregory J. Sanchez, Manager



STATE OF North Carolina

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Gregory J. Sanchez.

Date: ~~February~~ March 5, 2019

Notary Public: Janet W. Harris

Printed Name: Janet W. Harris

My Commission Expires 10-22-19

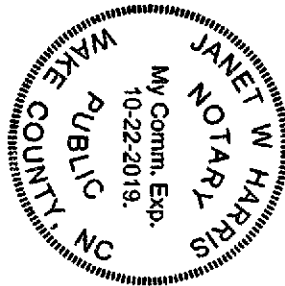


EXHIBIT A

Being all of New Lot 1, containing approximately 37.43 acres, as shown on that recombination plat recorded in Plat Book 200, page 253, Durham County Registry.