

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Aug 13 09:31 AM
Book: 9427 Page: 745
NC Rev Stamp: \$ 6600.00 Fee: \$ 26.00
Instrument Number: 2021041100
DEED

Excise Tax \$ 6,600.00

PINs: 0758-10-39-0222 & 0758-21-10-0461

After recording return to: Grantee

This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A.

Brief description for the Index: Lot 4 (22.64 acres), PB 198-370 thru 374, PB 201-106 thru 115 and PB 201-137 thru 145 & New Lot 6 (1.02 acres), PB 201-106-115

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 12th day of August, 2021, by and between

GRANTOR	GRANTEE
<p>Bethpage Acquisition Partners LLC, a North Carolina limited liability company</p> <p>c/o Tri Properties, Inc. 5425 Page Road, Suite 100 Durham, NC 27703</p>	<p>BC Bethpage Partners, LLC, a Delaware limited liability company</p> <p>941 N. Meridian Street Indianapolis, IN 46204</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 those certain lots or parcels 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.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 5859, page 199 and Book 9161, page 317, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid Property 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, 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 2021 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.

[Signature and acknowledgement on following page]

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

BETHPAGE ACQUISITION PARTNERS LLC,
a North Carolina limited liability company

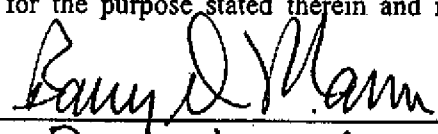
By:  _____
Gregory J. Sanchez, Manager

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

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

Date: August 11, 2021

Notary Public:  _____

Printed Name: Barry D. Mann

My Commission Expires: 03/17/24

BARRY D. MANN
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 03-17-2024.

EXHIBIT A

BEING ALL OF LOT 4, AS SHOWN ON FINAL PLAT ENTITLED "BETHPAGE VILLAGE", DATED SEPTEMBER 6, 2017, LAST REVISED DECEMBER 7, 2017 AND RECORDED IN PLAT BOOK 198, PAGE 370-374, DURHAM COUNTY REGISTRY, AS REDUCED AND SHOWN ON FINAL PLAT ENTITLED "BETHPAGE VILLAGE SUBDIVISIONS, RIGHT OF WAY AND EASEMENT DEDICATION-I", DATED JUNE 21, 2018, LAST REVISED DECEMBER 12, 2018 AND RECORDED IN PLAT BOOK 201, PAGES 106-115, DURHAM COUNTY REGISTRY, AND FINAL PLAT ENTITLED "BETHPAGE VILLAGE SUBDIVISIONS, RIGHT OF WAY AND EASEMENT PLAT - II", DATED JUNE 26, 2018, LAST REVISED DECEMBER 14, 2018 AND RECORDED IN PLAT BOOK 201, PAGES 137-145. DURHAM COUNTY REGISTRY, CONTAINING 22.64 ACRES, MORE OR LESS.

AND

BEING ALL OF THAT 1.02 ACRE PARCEL, MORE OR LESS, KNOWN AS NEW LOT 6 AS SHOWN THAT PLAT ENTITLED "BETHPAGE VILLAGE SUBDIVISIONS RIGHT OF WAY AND EASEMENT DEDICATION-1" BY THE JOHN R. MCADAMS COMPANY, INC., RLS, DATED AS OF JUNE 21, 2018 AND RECORDED IN PLAT BOOK 201, PAGE 106-115, DURHAM COUNTY REGISTRY.

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[Signature and acknowledgement on following page]

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

BETHPAGE ACQUISITION PARTNERS LLC,
a North Carolina limited liability company

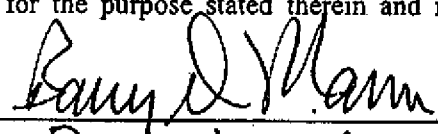
By:  _____
Gregory J. Sanchez, Manager

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

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Date: August 11, 2021

Notary Public:  _____

Printed Name: Barry D. Mann

My Commission Expires: 03/17/24

BARRY D. MANN
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 03-17-2024.

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