

FIRST AMERICAN TITLE**SPECIAL WARRANTY DEED**Excise Tax: \$9,866.00Account No.: 0436234PIN: 0746.04-61-0528

Mail after recording to: Dentons US LLP, 2000 McKinney Avenue, Suite 1900, Dallas, TX 75201-1858, Attn: Toni Weinstein, Esq.

This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A. (without title examination)

Brief description for the Index: 5802 McCrimmon Parkway, Morrisville, NC

THIS SPECIAL WARRANTY DEED is made effective as of this 21st day of March, 2019, by and between **Town Hall Commons LLC**, a North Carolina limited liability company (the "Grantor"), having an address of 8320 Society Place, Raleigh, North Carolina 27615, and **Broadstone Trailside, LP**, a Texas limited partnership (the "Grantee"), having an address of c/o Alliance Residential Company, 2525 E. Camelback Road, Suite 500, Phoenix, Arizona 85016, Attention: Robert G. Weston, Jr.

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 those certain parcels of land situated in Wake County, North Carolina, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple, subject to the Permitted Exceptions hereinafter stated.

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 "Permitted Exceptions" as set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor acquired the Property by instrument recorded in Book 9970, Page 1319 in the Wake County Registry.

submitted electronically by "First American Title Insurance Co. - NCS - Phoenix" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

None of the Property herein conveyed includes the primary residence of Grantor.

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 the context.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative, to be effective as of the day and year first above written.

GRANTOR:

TOWN HALL COMMONS LLC,
a North Carolina limited liability company

By: *Stuart Edward White*
Name: Stuart Edward White
Title: 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 voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Stuart Edward White.

Date: March 18,, 2019 Notary Public: *Janet W. Harris*

Printed Name: Janet W. Harris

[Affix Notarial Stamp or Seal]

My Commission Expires: 10-22-19

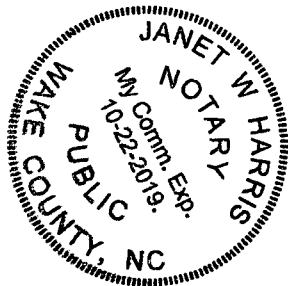


EXHIBIT A TO SPECIAL WARRANTY DEED

(LEGAL DESCRIPTION)

Remainder lot (consisting of 16.41 acres, more or less), shown on Map titled "Town Hall North Exempt Subdivision Plat" and recorded in Book of Maps 2017, Pages 390-393 in the Office of the Register of Deeds for Wake County, North Carolina.

EXHIBIT B TO SPECIAL WARRANTY DEED

(PERMITTED EXCEPTIONS)

1. Taxes for the year 2019 and all subsequent years.
2. Easement to Carolina Power & Light Company recorded in Book 2298, Page 198, Wake County Registry.
3. Easements and any other facts as shown on plat recorded in Book of Maps 1998, Page 2054; Book of Maps 2012, Page 139; Book of Maps 2012, Page 910; Book of Maps 2016, Page 273 and Book of Maps 2017, Pages 390-394, Wake County Registry.
4. Easement to Southern Bell Telephone and Telegraph Company recorded in Book 1395, Page 532, Wake County Registry.
5. Easement to Carolina Power & Light Company, a North Carolina public service corporation recorded in Book 7721, Page 204; Book 8197, Page 1025 and Book 8197, Page 1029, Wake County Registry.
6. Easement to American Telephone and Telegraph Company, a New York Corporation recorded in Book 4369, Page 295, Wake County Registry.
7. Easement to Carolina Power & Light Company recorded in Book 2231, Page 637, Wake County Registry.
8. Easement to Progress Energy Carolinas, Inc., a North Carolina public service corporation recorded in Book 10070, Page 543, Wake County Registry.
9. Easement to Town of Morrisville recorded in Book 15123, Page 1216, Wake County Registry.