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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 50,000.00 *PR*
Real Estate Identifier No. 4.42.B.3A, Parcel Identifier No. 9863-88-6264 Verified by Orange County
on the 5 day of January 2020 By: _____

Mail/Box to: Grantee

This instrument was prepared by: David Chabot, 380 Union Street, Suite 300, West Springfield, MA 01089

Brief description for the index: _____

THIS DEED made this 5 day of January 2020, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>HILLSBOROUGH SEMINOLE LLC, a Delaware limited liability company 380 Union Street, Suite 300 West Springfield, Massachusetts 01089</p>	<p>LCP HILLSBOROUGH, LLC a Delaware limited liability company 7 Union Place, 2nd Floor Summit, New Jersey 07901</p>

The designation Grantor and Grantee as used here 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 that certain lot, parcel of land, or condominium units situated in Orange County, North Carolina and more particularly described as follows:

See Schedule A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book RB4215, Page 537, Orange County Registry. A map showing the above property is recorded in Book 93, Pages 107 to 112, Orange County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot, parcel of land, or condominium units 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, other than the following exceptions:

See Schedule B attached hereto and incorporated herein by reference.

[remainder of page left intentionally blank; signature and acknowledgment follow]
submitted electronically by "First American Title Insurance Company NCS North Carolina"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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