

SPECIAL WARRANTY DEED

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Jul 07 11:14 AM

Excise Tax: \$174,420

Mail after recording to: Morris, Manning & Martin, LLP
3343 Peachtree Road, N.E., Suite 1600
Atlanta, Georgia 30326
Attention: Robert Rearden, Esq.

Book: 8996 Page: 796
NC Rev Stamp: \$ 174420.00 Fee: \$ 26.00
Instrument Number: 2020026350
DEED

This instrument was prepared by: Dentons US LLP

Brief description for the Index: 600 Willard Street, Durham, North Carolina 27701

THIS SPECIAL WARRANTY DEED is made effective as of this 30th day of June, 2020, by and between BROADSTONE WILLARD, LLC, a Delaware limited liability company having an address at c/o Alliance Residential Company, 2525 E. Camelback Road, Suite 500, Phoenix, Arizona 85016 (the "Grantor") and WILLARD NC PARTNERS, LP, a Delaware limited partnership having an address at 3424 Peachtree Road, N.E., Suite 300, Atlanta, Georgia 30326 (the "Grantee").

WITNESSETH:

That 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 of those certain parcels of land situated in Durham 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 all covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Durham County, North Carolina, and all unpaid taxes and assessments (collectively, the "Permitted Exceptions").

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. Grantor acquired the Property by instrument recorded in Book 8308, Page 23 in the Durham County Registry.

In addition, Grantor does hereby release, remise and quitclaim unto Grantee all of the right, title and interest of Grantor, if any, in and to the real property described on Exhibit B attached hereto and incorporated by reference herein, subject to such limitations, restrictions, and encumbrances as may affect such property.

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

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