

PREPARED BY AND RETURN TO:

Wick Phillips Gould & Martin LLP
3131 McKinney Avenue, Suite 100
Dallas, Texas 75204
Attention: Rachel Sam

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Oct 15 02:33 PM
Book: 8776 Page: 171
NC Rev Stamp: \$ 8286.00 Fee: \$ 26.00
Instrument Number: 2019037794
DEED

Parcel Ref. No. 119332

Excise Tax: \$8,286.00

SPECIAL WARRANTY DEED

THAT **B&G SUNBELT INVESTMENTS LLC**, a Delaware limited liability company ("Grantor"), whose mailing address is 5022 Turbeville Highway, Turbeville, North Carolina 29162, Attention: James W. Beasley, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in cash to Grantor by the Grantee herein named, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **NADG NNN WAL (DUR-NC) LP**, a Delaware limited partnership ("Grantee"), whose mailing address is c/o North American Development Group, 3131 McKinney Avenue, Suite L10, Dallas, Texas 75204, that certain real property situated in the County of Durham County, North Carolina, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements thereon and appurtenances relating thereto ("Property").

All or a portion of the Property herein conveyed ___ includes or X does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions (defined below) and all improvements located thereon, together with all and singular the rights and appurtenances thereto and in any wise belonging unto the said Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its legal representatives and successors, to Warrant and Forever Defend all and singular the Property subject to the Permitted Exceptions unto the said Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, to Grantee, all of Grantor's (i) rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property, (ii) rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys,

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.