

Prepared by: THOMAS A. EARLS, ATTORNEY AT LAW

After recording mail to GRANTEE

Revenue Stamps: \$ 7,600.00

Tax I.D. No(s): 9880-46-9322.016 &  
9880-46-9322.022 *KPC*

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

WARRANTY  
DEED

THIS DEED, made this 28 day of July, 2020, by DUNN INVESTMENTS, LLC, a North Carolina limited liability company, of 220 Tals Rock Way, Suite 3, Cary, NC 27519 ("Grantor"), to CITYPLAT AT 77 VILCOM, LLC, a North Carolina limited liability company (50%); Gadi Rwayitare and spouse, Ruby Rwayitare (49%); and UBUNTU INTERNATIONAL, LLC, a North Carolina limited liability company (1%), as Tenants in Common ("Grantee"), having an address of: 107 Fayetteville Street, Suite 400, Raleigh, NC 27601

WITNESSETH, that the 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 that certain lot or parcel of land situated in Orange County, North Carolina and more particularly described as follows:

**SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART  
THEREOF**

The property hereinabove described was acquired by Grantor by instrument recorded in Book RB6531 Page 128, Orange County Registry.