

JB
4/11/21

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$13,000.00

Parcel Identifier No. 9824787109
Verified by Orange County on the ___ day of November, 2021
By:

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC, P.O. BOX 51579, Durham, NC 27717 (without benefit of title examination)

Brief description for the Index: 900 Mattress Factory Road – Book 438, Page 224

THIS DEED made this 23rd day of November, 2021, by and between

GRANTOR	GRANTEE
Southerland and Stanfield a/k/a Southerland & Stanfield a North Carolina general partnership	BRI 900 Mattress Factory, LLC, a Delaware limited liability company
ADDRESS: 2021 South Briggs Avenue Durham, NC 27703	ADDRESS: c/o Bluerock Real Estate, L.L.C. 1345 Avenue of the Americas 32 nd Floor, Suite B New York, NY 10105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 context.

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 those certain lots or parcels of land situated in Orange County, North Carolina and more particularly described as follows:

Return to:
Von Crook
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4347- NC252109071V

Submitted electronically by "First National Financial Title Services, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

SEE EXHIBIT A ATTACHED HERETO.

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 or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple

And the Grantor covenants with the 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 exceptions set forth on **EXHIBIT B** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

Southerland & Stanfield,
a North Carolina general partnership

By: Mercer Stanfield
Mercer Stanfield, Authorized Signer

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: Mercer Stanfield

Date: 11/12/2021

[Signature]
Notary Public

Print Name: Zhyaire James

My Commission Expires: 6-20-2026

[Official Seal]

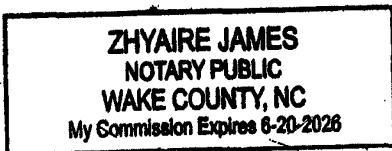


Exhibit A

Legal Description

TRACT ONE:

"A certain tract or parcel of land in Cheeks Township, Orange County, North Carolina, adjoining the lands of Smith Mattress Road, F. W. Freshwater and Francis M. Southerland, and bounded and described as follows:

BEGINNING at an iron pipe in the right of way of Smith Mattress Road said iron pipe being located South 77 degrees 38 minutes 10 seconds West 11.00 feet from the center line of said Smith Mattress Road; thence North 77 degrees 38 minutes 10 seconds East 293.64 feet along F. W. Freshwater's line to an existing iron pipe; thence continuing along said F. W. Freshwater's line, North 75 degrees 59 minutes and 20 seconds East 441.32 feet to a new iron pipe in F. W. Freshwater's line; thence South 14 degrees 6 minutes 45 seconds East 389.69 feet to a new iron pipe; thence South 75 degrees 53 minutes 15 seconds West 161.19 feet to an existing iron pipe; thence South 75 degrees 53 minutes 15 seconds West 543 feet to an existing iron pipe, said existing iron pipe being located 36 feet East of the center line of Smith Mattress Road; thence along Smith Mattress Road, North 22 degrees 1 minute West 100.66 feet to a new iron pipe on the right of way of Smith Mattress Road, said point being located 30 feet East of the center line of said Smith Mattress Road; thence crossing over into the right of way of said road following varies in distances, North 19 degrees 44 minutes 15 seconds West 100 feet to a new iron pipe said new iron pipe being located 18 feet East of the center line of Smith Mattress Road; thence North 17 degrees 00 minutes 30 seconds West 100 feet to a new iron pipe, said new iron pipe being located 3 feet East of the center line of Smith Mattress Road; thence North 14 degrees 03 minutes 45 seconds West 100.14 feet to the BEGINNING, containing 6.535 acres, more or less, and being the northwestern portion of the first tract described in the deed from Southerland Dyeing and Finishing Mills, Inc. to Francis M. Southerland and wife, Elizabeth B. Southerland, dated February 10, 1967, and recorded in Deed Book 210 at page 637 of the Orange County Registry."

Recorded in Deed Book 438 at page 224, Orange County Registry.

TRACT TWO:

"A certain tract or parcel of land in Cheeks Township, Orange County, North Carolina, adjoining the lands of Southerland & Stanfield, a partnership, Goldston Transfer, Inc., and the lands of Elizabeth B. Southerland and described as follows:

BEGINNING at an iron stake located in the southeast corner of Southerland & Stanfield, a partnership; running thence with the line of Southerland & Stanfield, a partnership, North 14 degrees 06 minutes 32 seconds West 389.44 feet to an iron stake in the line of Goldston Transfer, Inc., and being the northeast corner of Southerland & Stanfield, a partnership; thence with the line of Goldston Transfer, Inc., North 75 degrees 59 minutes 20 seconds East 23.58 feet to an iron stake in the line of Goldston Transfer, Inc.; thence continuing with the line of Goldston Transfer, Inc., North 75 degrees 58 minutes 41 seconds East 20.77 feet to an iron stake in the line of Goldston Transfer, Inc., and being a new corner with said 16.399 acre tract; thence a new line with said 16.399 acre tract, South 14 degrees 06 minutes 32 seconds East 389.36 feet to an iron stake, a new corner with said 16.399 acre tract; thence a new line with said 16.399 acre tract, South 75 degrees 53 minutes 15 seconds West 44.35 feet to the BEGINNING, containing 0.397 acres, more or less, according to a plat of a survey dated 9/30/83 by William L. Bolden, R.L.S.

Exhibit B**Permitted Exceptions**

1. Ad valorem taxes for 2022 and subsequent years, not yet due and payable.
2. Zoning ordinances affecting the Property.
3. Terms and conditions of that certain unrecorded Standard Industrial Lease dated as of October 27, 2020, initially by and between Grantor and Armacell, LLC, as may be amended or assigned from time to time.
4. Matters shown on that ALTA/NSPS Land Title Survey prepared by J. Eric Miles, NC PLS No. L-4498 on behalf of Boswell Surveyors, Inc., dated September 23, 2021, Job No.21-336-800.