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**NORTH CAROLINA SPECIAL WARRANTY DEED**

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Prepared By: Arges Law Firm, P.C. (without benefit of title examination or tax advice)  
Return To: Grantee at 824 Bluestone Road, Durham, NC 27713  
Excise Tax: \$560.00  
PIN No.: 9863-79-6711

This Special Warranty Deed, made this 21 day of October, 2020 by and between

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**GRANTOR**

**KIMEAST REAL ESTATE INVESTMENT TRUST**  
A Maryland Corporation  
500 North Broadway, Suite 201  
Jericho, NY 11753

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**GRANTEE**

**KINGS VILLAGE LLC**  
A North Carolina Limited Liability Company  
824 Bluestone Road  
Durham, NC 27713

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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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to the Grantee, in fee simple, all of the following described land situated, lying and being in the County of Orange and State of North Carolina, more particularly described as follows:

**BEING all of Lot 6 Property of Senate Properties, Inc., recorded as per map thereof recorded in Plat Book 74, Page 119, Orange County Registry.**

Being the same property conveyed in Deed Book 3241 at Page 576 of the Orange County Registry.

Submitted electronically by "Arges Law Firm, P.C."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

**AND** the Grantor hereby covenants with the Grantee that Grantor is legally seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of the Grantor herein, but against none other; subject to the matters contained herein. Title to the property hereinabove described is subject to the following exceptions: restrictive covenants, easements, right of ways, conditions, restrictions, reservations, agreements and similar encumbrances that may appear in the public record, and all matters which an accurate survey or a physical inspection of the land would disclose.

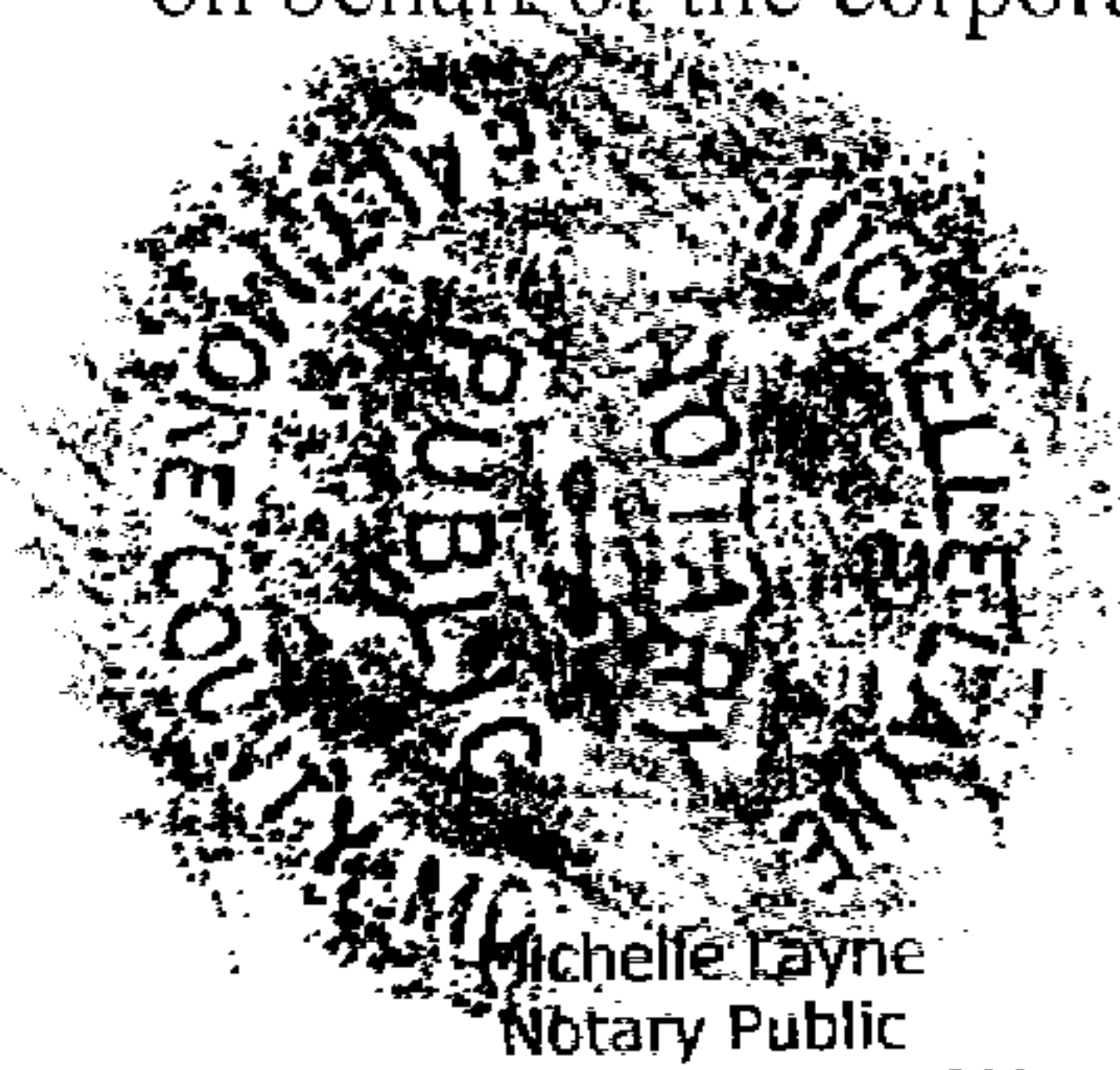
**IN WITNESS WHEREOF**, the said Grantor has executed the foregoing as of the day and year first above written.

**KIMEAST REAL ESTATE INVESTMENT TRUST**

By: *Hilary J. O'Connor*  
**Hilary J. O'Connor, Vice President**

STATE OF Maryland  
CITY/COUNTY OF Baltimore

I, Michelle Layne, a Notary Public for the City/County of Baltimore, State of Maryland, do hereby certify that **Hilary J. O'Connor**, personally came before me this day and acknowledged he/she/they is/are Vice President of **KIMEAST REAL ESTATE INVESTMENT TRUST**, a Maryland Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name on behalf of the corporation.



*Michelle Layne*  
Notary Public Signature

Michelle Layne  
Printed Name of Notary Public

My commission expires: 2/9/23

Michelle Layne  
Notary Public  
Baltimore County, State of Maryland  
My Commission Expires February 9, 2023

(Apply Notary Seal/Stamp in space above)