

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Mar 01 08:42 AM
Book: 9628 Page: 35
NC Rev Stamp: \$ 3000.00 Fee: \$ 26.00
Instrument Number: 2022008723
DEED

Excise Tax: \$3,000.00
Recording Time, Book and Page
Parcel ID: 154012

Mail after recording to: Grantee

THIS INSTRUMENT WAS PREPARED BY: Kennon Craver, PLLC (without the benefit of title examination)

BRIEF DESCRIPTION FOR THE INDEX: Lot 4 of Alston Technical Park

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED IS MADE THIS THE 22nd DAY OF Feb. 2022, BY AND AMONG THE FOLLOWING:

GRANTOR:

919 Storage Capitola, LLC,
a North Carolina limited liability company
2310 S Miami Boulevard, Suite 238
Durham, NC 27703

GRANTEE:

NSA PROPERTY HOLDINGS, LLC,
a Delaware limited liability company
8400 East Prentice Avenue, 9th Floor
Greenwood Village, Colorado 80111

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 neutral 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, subject to the exceptions and reservations hereinafter provided, if any, the following described property located in Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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, except for the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

First American NCS-110169
submitted electronically by "First American Title Insurance Company - NCS Denver"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

This is not the primary residence of Grantor.

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

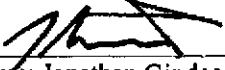
REMAINDER OF PAGE LEFT BLANK;

SIGNATURE PAGE TO FOLLOW

[Signature Page of Special Warranty Deed]

GRANTOR:

919 Storage Capitola, LLC,
a North Carolina limited liability company

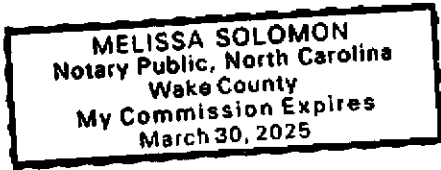

Name: Jonathan Gindes
Title: Director


State of NC County of Durham

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Jonathan Gindes

Date: Feb 22, 2022

(Affix Official Seal below)




Official Signature of Notary Public
Notary Public

Print Name: Melissa Solomon

My commission expires: 3-30-2025

EXHIBIT A
PROPERTY DESCRIPTION

BEING all of Lot 4 as per plat of Alston Technical Park, which plat is on file in Plat Book 106, page 66, Durham County Registry. The Grantor acquired this property by deed recorded in Real Estate Book 8753, page 147, Durham County Registry.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and all subsequent years.
2. Deed of Easement recorded in Book 1170, Page 765, Durham County Registry.
3. Easement to Duke Power Company recorded in Book 1230, Page 776, Durham County Registry.
4. Easements and any other facts as shown on plat recorded in Plat Book 86, Page 2, Durham County Registry.
5. Easements and any other facts as shown on plat recorded in Plat Book 106, Page 66, Durham County Registry.
6. Agreement Relocating and Rededicating Capitola Drive recorded in Book 1256, Page 548, Durham County Registry.
7. Any lien, or right to a lien for services, labor or material or rental equipment heretofore or hereafter furnished, imposed by law and not shown on the public records.
8. Rights of parties in possession, as tenants only, under unrecorded leases or rental agreements, which leases or agreements do not contain any rights of first refusal or options to purchase.
9. Riparian rights are not insured.
10. Reservation of gas, oil and/or mineral rights.
11. Any inaccuracy in the area, square footage or acreage of the Land to be insured hereunder.