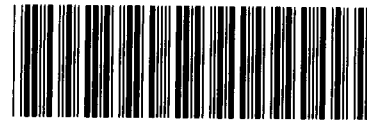


FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 JUN 01 01:56:12 PM  
BK: 7714 PG: 295-297  
DEED  
FEE: \$26.00  
EXCISE TAX: \$2,300.00  
INSTRUMENT # 2015016859  
APRILJ



2015016859

Excise Tax \$ 2300

Parcel No. 104971 and 104972

Prepared by Leigh Vancil, P.O. Box 51579, Durham, NC 27717-1579 (w/o benefit of title examination)  
Return to Grantee

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED is made this day 28<sup>th</sup> day of May, 2015, by and between:

GRANTOR: SEMINARY AVENUE REDUX LLC, a North Carolina limited liability company  
Address: 303 Watts Street  
Durham, NC 27701

GRANTEE: SEMINARY STORAGE, LLC, a North Carolina limited liability company  
Address: 1447 Peachtree Street, Suite 470  
Atlanta, GA 30309

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee, in fee simple, all that certain real property, lying and being in Durham County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property"):

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following exceptions and covenants and restrictions: ad valorem taxes and assessments for 2015 and subsequent years; zoning ordinances, easements and restrictions of record; and matters shown on recorded plats.

All or a portion of the Property does not include the primary residence of Grantor.

Grantor:

SEMINARY AVENUE REDUX LLC

By: *Cynthia Hill* (SEAL)  
Cynthia Hill, Manager

STATE OF NORTH CAROLINA\

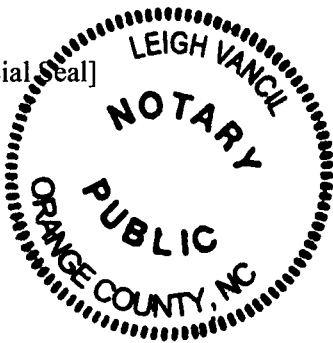
COUNTY OF DURHAM

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Cynthia Hill**

Date: 5/22/15

*Leigh Vancil*  
Notary Public

[Official Seal]



Print Name: Leigh Vancil

My commission expires: 9/14/15

EXHIBIT "A"  
LEGAL DESCRIPTION

Being located in County of Durham, State of North Carolina and more particularly described as:

Parcel 1:

LYING on the northeastern side of West Seminary Avenue and the southeastern side of McCullom Alley (sometimes called #27 Alley), and being all of Lots 6, 7, 8 and 9 of the A M RIGSBEE ESTATE as per plat and survey thereof now on file in Plat Book 18 at page 7 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

TOGETHER with a perpetual and appurtenant right of ingress and egress over a 16-foot wide unnamed alleyway shown on the aforesaid plat, which extends from McCullom Alley along the northeastern property line of the aforesaid property in a general southeasterly direction a distance of approximately 100 feet to the western line of the Motor Bearings and Parts Company property.

Parcel 2:

BEGINNING at a stake on the north side of Seminary Street 172.2 feet in a westerly direction from the curb on the west side of North Mangum Street at Barker's southwest corner and running thence along and with the north side of said Seminary Street North 58° 12' West 65 feet to a stake, Miss Sallie Rigsbee Estate southeast corner; thence North 34° East 180.3 feet to a stake; thence South 56° 12' East 65 feet to a stake; thence South 34° West 180.30 feet to a stake on the north side of Seminary Street, the point of BEGINNING, as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County in Plat Book 16, at page 115, to which reference is hereby made for a more particular description of same.