

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 AUG 30 03:33:40 PM  
BK:8010 PG:633-635  
DEED  
FEE:\$26.00  
EXCISE TAX: \$3,000.00  
INSTRUMENT # 2016029793  
SMMARSH



2016029793

## NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Berman & Associates, Attorneys

Return to Grantee

Excise tax: \$3,000.00

Mailing address of Grantor: 10534 Arnold Palmer Drive, Raleigh, NC  
27617

Mailing address of Grantee: POB 14466, Durham, NC 27709

The property described herein does not include the Grantor's primary residence.

**THIS DEED**, dated August 29, 2016, is from Little Bear LLC, a North Carolina limited liability company, herein called the Grantor, to 919 Storage NC 751, LLC, a North Carolina limited liability company, herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor hereby grants and conveys to the Grantee, in fee simple, all of the following-described land lying in Durham County, North Carolina, and more particularly described as follows:

BEING the parcel conveyed by deed to Little Bear LLC, which deed is recorded in Real Estate Book 4750, page 801, Durham County Registry; but excluding the following three parcels:

1. The parcel conveyed by deed to Real Estate Associates, Inc., which deed is recorded in Real Estate Book 5827, page 573, Durham County Registry;
2. The parcel conveyed by deed to Hope Valley Commons LLC, which deed is recorded in Real Estate Book 6372, page 390, Durham County Registry; and
3. The parcel conveyed by deed to Bennett Group, LLC and Ragsdale Liggett PLLC, which deed is recorded in Real Estate Book 6395, page 322, Durham County Registry.

(The Grantor acquired the above-described parcel by deed recorded in Real Estate Book 4750, page 801, Durham County Registry.)

**TO HAVE AND TO HOLD** the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

**AND** the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

IN WITNESS WHEREOF, the Grantor has executed and sealed this deed.

LITTLE BEAR LLC, by:

[Signature], Manager (SEAL)  
Signature and Title

State of North Carolina, County of Durham

I, Gary K. Berman, a notary public of the aforesaid state and county, certify that Steven MacKo personally came before me this day and acknowledged that he is a Manager of Little Bear LLC, a North Carolina limited liability company, and that by authority duly given and as an act of said limited liability company, he has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 30 day of August 2016.

[Signature]  
Notary Public

My commission expires: January 8, 2018

