

Register of Deeds
Sharon A. Davis
Durham County, NC

09/16/2022 11:57:15AM

BT: OPR B: 9782 P: 899 Pages: 4

DEED - DEED

Fee: \$6,026.00 Excise Tax: \$6000.00

INSTRUMENT #2022036990

Sharon Marsh

NORTH CAROLINA SPECIAL WARRANTY DEED

EXCISE TAX: \$6,000.00

PARCEL IDENTIFIER NO. 163430

Mail/Box to: Grantee

This instrument was prepared by: Ellis & Winters LLP (EGP), 4131 Parklake Ave., Suite 400, Raleigh, NC 27612

Brief description for the Index: STONE ROAD INDUSTRIAL PARK/PH:01/LT#01

This Deed is made as of the 10 day of September 2022.

GRANTOR:

Bull City Branch, L.L.C

**PO Box 33006
Raleigh, NC 27636**

GRANTEE:

North Carolina Railroad Company

**2809 Highwoods Boulevard
Raleigh, NC 27604**

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that property situated in Onslow County, North Carolina and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

Submitted electronically by Ellis & Winters LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 7495 at Page 788, of the Durham County Registry.

The property herein conveyed does not include the primary residence of Grantor. A map showing the above-described property is recorded in Map Book 165, Page 19, Durham County Register of Deeds Office.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. And Grantor covenants with 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 exceptions hereinafter stated: i) Ad valorem taxes not yet due and payable; and ii) Easements and restrictions of record.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

GRANTOR:

BULL CITY BRANCH, L.L.C.

By: [Signature]

Name: Thomas Matthew Bland

Title: Managing Member

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: Thomas Matthew Bland

Date: September 16, 2022

My Commission Expires:

9/19/22

[Signature]
Notary Public
Print Name: Randi Lyn Collette

[Affix Notary Stamp or Seal]

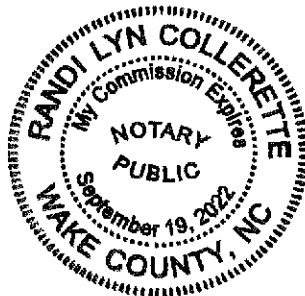


EXHIBIT A
Legal Description

Being all of Lot 1, Stone Road Industrial Park, containing 4.686 acres, more or less, as same is shown on plat recorded in Plat Book 165, page 19, Durham County Registry.