

Register of Deeds
Sharon A. Davis
Durham County, NC

08/10/2022 11:27:15AM

BT: OPR B: 9759 P: 364 Pages: 5

DEED - DEED

Fee: \$2,026.00 Excise Tax: \$2000.00

INSTRUMENT #2022032530

Tonya Redfearn

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ 2,000.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 177732

Mail after recording to: Grantee

This instrument was prepared by:

Cohn Birnbaum & Shea P.C., 100 Pearl St., Hartford, Connecticut [Without Title Examination]

THIS DEED made this 10 day of AUGUST, 2022 by and between

GRANTOR

JERSEY DURHAM, LLC

a North Carolina limited liability company

One East Weaver Street

Greenwich, CT 06831

GRANTEE

919 STORAGE OLD OXFORD LLC

a North Carolina limited liability company

PO Box 14466

Durham, NC 27709

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 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

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

Grantee in fee simple, all that certain lot or parcel of land (the "**Property**") situated in the City of Durham, Durham County, North Carolina, and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3040, Page 731.

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 that 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.

Title to the property hereinabove described is hereby conveyed subject to the following exceptions affecting the subject property:

See **Exhibit B** attached hereto and incorporated herein by reference.

[Signature of following page.]

EXHIBIT A

BEGINNING at an iron pipe located at the intersection of the eastern edge of the right-of-way of S.R. 1004 (Old Oxford Road) and the northern right-of-way line of S.R. 1634 (Hamlin Road) and running thence with said right-of-way S.R. 1004 (Old Oxford Road) North 19 degrees 16 minutes 42 seconds East 847.46 feet to an iron pipe, being the southwest corner of the now or formerly Metal Craft Fabricating Company property as shown on plat recorded in Plat Book 99, Page 02, Durham County Registry, thence with said Metal Craft Fabricating Company property line South 70 degrees 49 minutes 33 seconds East 285.16 feet to an iron pipe located in the western right-of-way line of Norfolk Southern Corporation Railroad, thence with said right-of-way of Norfolk Southern Corporation Railroad South 19 degrees 11 minutes 30 seconds West 789.43 feet to an iron pipe located in the northern edge of the right-of-way of S.R. 1634 (Hamlin Road); thence with said right-of-way of Hamlin Road 8 calls as follows: (1) South 62 degrees 46 minutes 04 seconds West 16.16 feet to a point; (2) South 64 degrees 19 minutes 04 seconds West 47.66 feet to a point; (3) South 69 degrees 49 minutes 37 seconds West 46.20 feet to a point; (4) South 78 degrees 47 minutes 00 seconds West 44.64 feet to a point; (5) South 89 degrees 39 minutes 26 seconds West 45.18 feet to a point; (6) North 83 degrees 01 minute 52 seconds West 34.52 feet to a point; (7) North 72 degrees 57 minutes 52 seconds West 26.21 feet to an iron pipe; and (8) North 26 degrees 50 minutes 35 seconds west 90.05 feet to the point and place of BEGINNING, containing 5.725 acres, according to plat entitled "Survey for Mitsubishi Semiconductor America, Inc. Recreation Site, Oak Grove Township, Durham County, North Carolina" dated June 9, 1988, prepared by Kenneth Close, Inc. Land Surveying.

EXHIBIT B

1. Utility grants, easements, covenants, consents, agreements and other restrictions of record and any state of fact as may be revealed by an accurate survey of the Property.
2. Any and all provisions of any ordinance, municipal regulation, or public or private law.
3. Taxes for the year 2023, and subsequent years, not yet due and payable
4. Matters shown on recorded Plat Book 6A at 26; Book 105, Page 105; Book 129, Page 134; Book 205, Pages 100-105; Book 206, Pages 46-48.
5. Easement(s) to Duke Energy Carolinas LLC recorded in Book 7911 at Page 594.
6. Easement(s) to City of Durham recorded in Book 9480 at Page 303.
7. Easement(s) to Duke Power Company recorded in Book 1163 at Page 375.
8. Easement(s) to General Telephone Company recorded in Book 1174 at Page 815.
9. Easement(s) to County of Durham recorded in Book 1204 at Page 251.
10. Easement(s) to Board of Transportation recorded in Book 437 at Page 682.
11. Easement(s) to State Highway Commission recorded in Book 324 at Page 507.
12. Easement(s) to Durham Public Service Company recorded in Book 121 at Page 4.
13. Any inaccuracy in the area, square footage, or acreage of the land described in Exhibit A or attached plat, if any.