

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Feb 11 04:20 PM
Book: 9613 Page: 655
NC Rev Stamp: \$ 3200.00 Fee: \$ 26.00
Instrument Number: 2022006261
DEED

This instrument prepared by: Kelly J. Mackay, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceedings.

Return to:
Von Crook
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4347- NC252111234V

SPECIAL WARRANTY DEED

Excise Tax: \$3,200.00
Parcel ID No. 135840 Verified by _____ County _____
on the ____ day of _____, 2022 By: _____

After recording, mail to: Grantee

This instrument was prepared by: Kelly J. Mackay, Walker Lambe, PLLC, PO Box 51549, Durham, NC 27717 (without benefit of title examination)

Brief description for the Index: 0.587 acres PB 187, Page 305

THIS DEED, made this the 7th day of February, 2022, by and between

GRANTOR: MEWTWO, LLC, a North Carolina limited liability company, whose mailing address is 5923 Hathaway Lane, Chapel Hill, NC 27514 (herein referred to as "Grantor"); and

GRANTEE: SHORE CAPITAL REAL ESTATE PARTNERS FUND I, LP, a Delaware limited partnership, whose mailing address is 1 East Wacker Drive, Suite 2900, Chicago, Illinois 60601 (herein referred to collectively as "Grantee").

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject only to the Permitted Exceptions hereinafter provided the following described

property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

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

Said property having been previously conveyed to Grantor by instrument(s) recorded on October 28, 2016 in Book 8054, Page 397-399, Durham County, North Carolina Register of Deeds.

None of the property herein conveyed includes the primary residence of Grantor.

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

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the above described property is conveyed subject only to the permitted exceptions set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

[Signature Page Follows]

EXHIBIT A

Legal Description

Lying and being situate in Durham County, NC, and being more particularly described as follows:

Beginning at a #5 rebar pipe on the South side of NC Highway 54 said iron pipe being located North $79^{\circ} 15' 31''$ East 100.05 feet along the NC Highway 54 right-of-way from an "X" cut in concrete and run thence with the right-of-way of NC Highway 54 North $79^{\circ} 15' 31''$ East 100.05 feet to a 3/4" iron pipe on new corner; thence South $10^{\circ} 47' 00''$ East 255.08 feet to a #4 rebar; thence South $79^{\circ} 20' 28''$ West 100.39 feet to a 1" iron pipe, thence North $10^{\circ} 42' 25''$ West 254.94 feet to the 45 rebar pipe where this description began and being the property shown on a survey entitled "Right of way Dedication: Ticon Properties, LLC NC 54 Veterinary Clinic", containing 25,557 sq. ft. or 0.587 acres by S.D. Puckett & Assoc., Inc. RLS, dated March 31, 2011 and recorded in Plat Book 187 at Page 305, Durham County Registry, to which reference is made.

Being the same property conveyed to MEWTWO, LLC, a North Carolina limited liability company, by vesting instrument recorded in Book 8054 Page 397, as affected by Administrative Notice recorded in Book 9472 Page 13, Durham County Registry, North Carolina.

EXHIBIT B

Permitted Exceptions

1. Real estate taxes for fiscal year 2022 and subsequent years, not yet due and payable.
2. Easements and setback lines shown by plat recorded in Plat Book 187, Page 305.
3. The following matters shown on ALTA/NSPS Land Title Survey prepared by James Henson, NC PLS No. L-5425 of Blew & Associates, P.A. on behalf of AEI Consultants, dated January 13, 2022, Job No. 21-10717 (the "Survey"):
 - a. Adjoiner fence crosses the property line as shown on the Survey; and
 - b. Water, sewer, storm water drainage and electric lines not in defined easement areas.