

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Aug 06 12:27 PM
Book: 9421 Page: 415
NC Rev Stamp: \$ 4300.00 Fee: \$ 26.00
Instrument Number: 2021039910
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$4,300.00 Recording Time, Book and Page:
Tax Lot No.: _____ Parcel Identifier No(s): 0728-04-93-0208
Verified by Durham County on the ____ day of _____ 2021.

After recording mail to: Java Ventures, LLC, 4320 Delta Lake Dr, Suite 199, Raleigh, NC 27612
This instrument prepared by: Mitch Phillips, Dubin Singer PC, 200 West Monroe Street, Suite 2050, Chicago, IL 60606

Brief description for the Index:

1712 East NC 54, Durham, North Carolina 27713

THIS DEED made this 6th day of August 2021, by and between:

GRANTOR	GRANTEE
MONRO DURHAM LLC, a North Carolina limited liability company	JAVA VENTURES, LLC, a North Carolina limited liability company
Mailing Address: 200 West Monroe Street, Suite 2050, Chicago, Illinois 60606	Mailing Address: 4320 Delta Lake Dr, Suite 199 Raleigh, NC 27612

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in Durham County, North Carolina, being more particularly described on **Exhibit A ("Property")** attached hereto and incorporated herein by reference.

3511534v1.WBT.32104.T29575

Submitted electronically by "Manning Fulton & Skinner, P.A."
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 recorded in Book 8889, Page 164, Durham County Register of Deeds.

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


TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but not otherwise, SUBJECT TO: taxes not yet due and payable, any and all validly existing encumbrances, easements, conditions and restrictions affecting the hereinabove described Property as now reflected by the land records of Durham County, North Carolina, and to all matters shown by a current, on-the-ground survey of the Property.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

MONRO DURHAM LLC,
a North Carolina limited liability company


By: Keith Cooper
Its: Manager

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

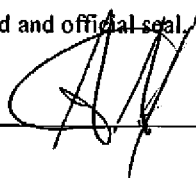
STATE OF CALIFORNIA

COUNTY OF Los Angeles

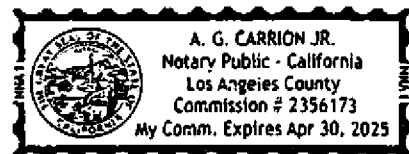
On August 05 2021, before me, A. G. Carrion Jr, Notary Public, personally appeared Keith Cooper, Manager of Monro Durham LLC, a North Carolina limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

(Seal)



Notary Name: A. G. Carrion Jr
Notary Registration No.: 2356173

Notary Phone: 323-385-0991
County of Principal Place of Business: Los Angeles

Exhibit A

Description of Property

RECORD DESCRIPTION:

Beginning at an existing iron pin located at the southeast corner of Lot 2 as shown on the plat entitled " Property of W.W. Edwards" recorded in Plat Book 84, Page 34, Durham County Registry which was conveyed to Triangle Pharmacy by Deed recorded in Deed Book 424 at Page 683; thence N 85 ° 33' 44" W approximately 317.41 feet to an existing iron stake located in the centerline of a 25 foot City of Durham Sanitary Sewer Easement; thence along and with a new property line along the centerline of the 25 foot City of Durham Sanitary Sewer Easement S 57° 02' 14" E 327.37 feet to an existing iron pin at a MH; thence along and with a new property line along the centerline of a 40 foot Sanitary Sewer Easement N 56 °25' 28" E 185.72 feet to a MH; thence continuing along and with a new property line along the centerline of the said 40 foot City of Durham Sanitary Sewer Easement S 89 °49' 53" E 371.65 feet to an existing iron pin; thence continuing along and with a new property line along the centerline of the said 40 foot City of Durham Sanitary Sewer Easement N 12 ° 37' 06" E 290.93 feet to an existing iron pin located in the southern boundary line of a 25 foot City of Durham Sanitary Sewer Easement; thence along and with the southern boundary line of the 25 foot City of Durham Sanitary Sewer Easement N 84 ° 51' 53" W 530.03 feet to a point located in the eastern boundary line of the property of Triangle Pharmacy as shown in Plat Book 97, at page 105, Durham County Registry; thence along and with the eastern boundary line of Triangle Pharmacy S 04 ° 12' 24" W 280.13 feet to an existing iron pin, the point and place of beginning, containing 4.331 acres, and being shown as Lot 1, as per subdivision plat survey for Research Triangle Investors, by S.D. Puckett & Assoc. Inc., Triangle Township, Durham County, North Carolina, dated Nov. 29, 1993, said plat and survey being recorded in Plat Book 131 at Page 49, Durham County Registry, to which plat and survey reference is hereby made for a more particular description of same.

AS SURVEYED DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING LOCATED IN DURHAM COUNTY, STATE OF NORTH CAROLINA AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN OLD 1" OPEN TOP LOCATED ON THE SOUTHERN RIGHT OF WAY OF N.C. HIGHWAY #54 AND THE COMMON CORNER WITH NEELKANTH CORPORATION PROPERTY, N/F; SAID IRON PIN ALSO BEING LOCATED 1,045'+/- EAST OF THE CENTERLINE OF BLANCHARD ROAD; THENCE RUNNING ALONG THE SOUTHERN RIGHT OF WAY OF N.C. HIGHWAY #54 S84° 51' 53"E, 530.01' TO AN IRON PIN OLD 1" OPEN TOP LOCATED AT THE COMMON CORNER WITH TWC DURHAM LLC PROPERTY, N/F; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE WITH SAID TWC DURHAM LLC PROPERTY S12° 37' 06"W, 290.93' TO A POINT ON SANITARY SEWER MANHOLE; THENCE N89° 49' 53"W, 371.65' TO A POINT ON SANITARY SEWER MANHOLE; THENCE S56° 25' 28"W, 185.72' TO A POINT ON SANITARY SEWER MANHOLE LOCATED AT THE COMMON CORNER WITH OBP/GENERATIONS PLAZA LLC PROPERTY, N/F; THENCE RUNNING ALONG THE COMMON LINE WITH OBP/GENERATIONS PLAZA LLC PROPERTY N57° 06' 33"W, 326.77' TO AN IRON PIN OLD 1/2" OPEN TOP LOCATED ON THE COMMON LINE WITH WILLIAM M HUNT PROPERTY, N/F; THENCE RUNNING ALONG THE COMMON LINE WITH WILLIAM M HUNT PROPERTY AND ALONG THE COMMON LINE WITH JOSEPH G SMITH JR LLC PROPERTY, N/F AND NEELKANTH CORPORATION PROPERTY, N/F S85° 41' 29"E, 316.65' TO AN IRON PIN OLD 1/2" OPEN TOP; THENCE CONTINUING TO RUN ALONG THE COMMON LINE WITH NEELKANTH CORPORATION PROPERTY N04° 14' 11"E, 280.06' TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 188,634 SQ.FT. OR 4.330 ACRES.