

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Aug 17 02:44 PM**  
**Book: 9431 Page: 671**  
NC Rev Stamp: \$ 6330.00 Fee: \$ 26.00  
Instrument Number: 2021041778  
DEED

Excise Tax: \$6,330.00 Recording Time, Book and Page

Real Estate ID: 130105 PIN: 0832-84-69-0551  
130106 PIN: 0832-85-92-2477

Return after recording to: Grantee

This instrument was prepared by: Manning, Fulton & Skinner, P.A., Durham, NC 27701

Brief description for the Index: Tracts B and C, Plat Book 201 Page 57

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made as of the 17<sup>th</sup> day of August, 2021 by and between

GRANTORS	GRANTEE
<p><b>Durham Coca-Cola Bottling Company,</b> a Delaware corporation</p> <p>P.O. Box 2476 Durham, NC 27705</p>	<p><b>Net Retail Partners—Durham, LLC,</b> a North Carolina limited liability company</p> <p>4409 City of Oaks Wynd Raleigh, NC 27612</p>

The property conveyed by this instrument does **not** include the primary residence of Grantor.

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.

Submitted electronically by "Longleaf Law Partners"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

WITNESSETH, that the Grantor has given, granted, and conveyed, and by these presents does hereby give, grant, and convey unto Grantee in fee simple all of its interest in and to those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described as follows:

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

The properties hereinabove described were acquired by Grantor by instruments recorded in Deed Book 1261, Page 602, Durham County Registry, and in Deed Book 1300, Page 623, Durham County Registry.

A map showing the above described properties is recorded at Plat Book 201, Page 57, Durham County Registry.

**TO HAVE AND TO HOLD** the aforesaid lots or parcels 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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

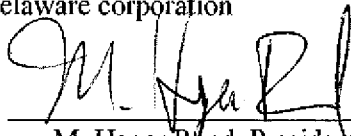
- (i) Ad valorem taxes for the year 2021 and subsequent years;
- (ii) Building restriction lines, easements, rights of way or any other facts as shown on plat recorded in Plat Book 9, Page 122; Plat Book 132, Page 96; Plat Book 201, Page 57, Durham County Registry, as shown on Survey;
- (iii) Easement(s) and/or Right(s) of Way to Duke Power Company recorded in Book 1302, Page 393, Durham County Registry;
- (iv) Notice of Residual Petroleum recorded in Book 8507, Page 587, Durham County Registry. (Tract C only); and
- (v) Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse, circumstance affecting the Title regarding the following matters disclosed by survey entitled "ALTA/NSPS Survey, Net Retail Partners/Durham Coca Cola Bottling Assemblage" by Jeffrey P. Williams, P.L.S., dated July 23, 2021, specifically including a) service utilities; b) pond; c) manholes; d) fence along Tract C south-western property line; e) 50' "unopened" Right of Way; f) Post indicator valve; g) hydrants; and i) Fire Department Connections.

[remainder of page intentionally blank, signatures on following page]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**GRANTOR:**

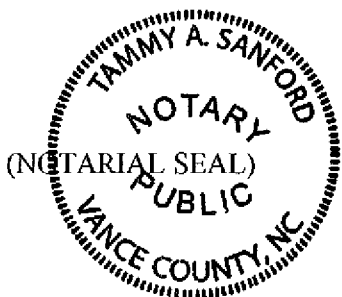
**Durham Coca-Cola Bottling Company,**  
a Delaware corporation

By:   
M. Hager Rand, President

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

I certify that the following person personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
M. Hager Rand, President

Date: 8-6, 2021



Notary Public: 

Printed Name: Tammy A. Sanford

My Commission Expires: 4-18-23

**EXHIBIT A**

**Legal Description**

LYING AND BEING in Durham County, North Carolina, and being all of Tract B, containing 5.00 acres, more or less, and Tract C, containing 9.26 acres, more or less, as shown on that map entitled "Property of William K. Rand, III & Kristine Biddle Rand, Durham Coca-Cola Bottling Company, Camden Associates Limited Partnership" by C. Eugene Bobbitt, III, Professional Land Surveyor for Bobbitt Surveying, P.A., dated May 21, 2019, and recorded in Plat Book 201, Page 57, Durham County Registry.