

07/12/2022 03:39:30PM

BT: OPR B: 9739 P: 454 Pages: 5

DEED - DEED

Fee: \$16,426.00 Excise Tax: \$16400.00

INSTRUMENT #2022028689

Sharon Marsh

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 16,400.00

Parcel Identifier Nos. 107933

Verified by Durham County on the ___ day of _____, 2022.

By: _____

This instrument was prepared without title examination by:

Lee Kaess, PLLC, Attn: Matthew S. Cunningham, Esq., 3414 Wrightsville Ave., Wilmington, NC 28403

Brief description for the Index: 3.3 acres, 1718 Palmer Street, Durham, NC

THIS DEED is made this 8 day of July 2022 by and between

GRANTOR

PALMER APTS LLC
a Delaware limited liability company

and

PALMER APTS TIC LLC
a Delaware limited liability company

as Tenants-in-Common

Each with an address of:
359 Derby Avenue
Woodmere, NY 11598

GRANTEE

WMI WILLOW BEND, LLC
a North Carolina limited liability company

with an address of:

WMI Willow Bend, LLC
555 Madison Avenue, 5th Floor
New York, NY 10022

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:

Palmer Apts LLC, a Delaware limited liability company, and Palmer Apts TIC LLC, a Delaware limited liability company, as tenants-in-common, together as Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, have and by these presents do sell, bargain, grant and convey unto Grantee, all of Grantor's right, title and

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.

All or a portion of the property herein conveyed () includes or (X) does not include the primary residence of Grantor.

The property herein described was acquired by Grantor by instrument recorded in Book 9739, Page 350 of the Durham County Registry.

TO HAVE AND TO HOLD the aforesaid right, title and interest in and to said lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title to the property as Grantor received, and Grantor will warrant and defend the title to the property against the lawful claims of all persons claiming by, under and through Grantor, other than the following exceptions:

- 1) Taxes for the year 2022, and subsequent years, not yet due and payable;
- 2) Restrictions, easements and rights of way of record;
- 3) Rights of tenants, as tenants only, in possession under unrecorded lease agreements, with no rights or options to purchase insured property;
- 4) The rights of upper and lower riparian owners and the rights of others to the free and unobstructed flow of the water of the creek as shown on the survey extending through the subject land, without diminution or pollution;
- 5) No title is insured to any land now or formerly lying in the bed of the creek and its shore lands extending to the ordinary high-water mark thereof;
- 6) Rights of others, including utilities, in and to the vacated portion of an alley, as set forth in Order Permanently Closing recorded August 27, 2010 in Book 6547, Page 455 and as shown on Survey;
- 7) 15' wide electricity easement to Duke Power Company, as contained in that certain Easement and Right of Way, recorded on August 19, 1993 among the Land Records of Durham County, North Carolina (the "Land Records") in Book 1881 Page 259 and as shown on Survey;
- 8) Deed of Easement to General Telephone Company of the South, for telecommunication facilities, recorded among the Land Records on October 15, 1993 in Book 1914 Page 79;
- 9) 20' wide sanitary sewer easement as set forth on plat recorded in Plat Book 127 Page 157 and as shown on Survey; and
- 10) Survey "Survey" prepared by Jimmy F. Cain of Bock and Clark Corporation an NV5 Company, Project/Job Number 201900699-001, dated 03/06/2019, discloses the following:
 - a. Fences do not coincide with property lines; and
 - b. Rights of others, both public and private, in and to manholes, inlets, fire hydrants, water meters, power boxes, sanitary sewer line and cleanouts on or crossing subject property.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

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

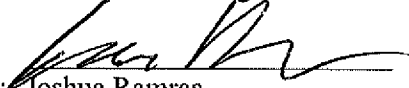
GRANTOR:

PALMER APTS LLC,
a Delaware limited liability company

By: Palmer Apts Owner LLC,
a Delaware limited liability company,
its sole member

By: RW Palmer LLC,
a Delaware limited liability company,
its sole manager

By: RW Equities LLC,
a Delaware limited liability company,
its sole member and manager

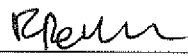
By: 
Name: Joshua Ramras
Title: Managing Member

STATE OF MARYLAND
COUNTY OF BALTIMORE

I certify that the following person personally appeared*before me this day, acknowledging to me that he/she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Authorized person.

* Joshua Ramras

Date: 06/10/22

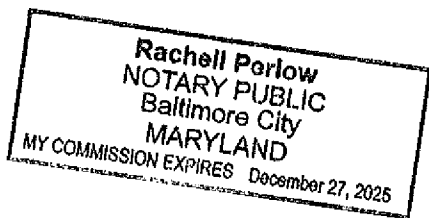


Signature of Notary Public

Rachell Perlow

Notary's printed or typed name

My commission expires: 12/27/25

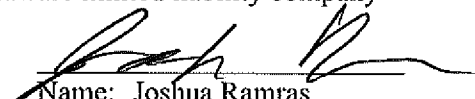


[Deed (Palmer) Page 1 of 2]

(Official Seal)

GRANTOR (cont.):

PALMER APTS TIC LLC,
a Delaware limited liability company

By: 
Name: Joshua Ramras
Title: Managing Member

STATE OF MARYLAND
COUNTY OF BALTIMORE

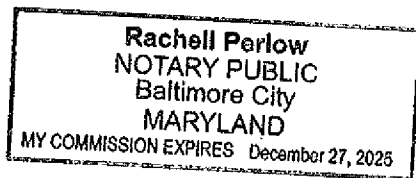
I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Authorized person.

Date: 6/10/22


Signature of Notary Public

Rachell Perlow
Notary's printed or typed name

My commission expires: 12/27/25



(Official Seal)

EXHIBIT "A"
Legal Description

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Durham, County of Durham, State of North Carolina.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DURHAM COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID IRON PIN BEING LOCATED AT THE CENTER OF ABANDON ALLEY. SAID 16-FOOT ALLEY ABANDON PER DEED BOOK 6547, PAGE 455. SAID POINT BEING S 07°44'23" W 8.02' OF THE SOUTHWESTERLY CORNER OF LOT 1 AS SHOWN IN PLAT BOOK 49, PAGE 95, DURHAM COUNTY REGISTRY OF DEEDS; RUNNING THENCE WITH THE CENTER OF SAID 16-FOOT ALLEY N 85°50'37" W 506.30 FEET TO AN IRON PIN, SAID IRON PIN BEING LOCATED IN THE EASTERLY RIGHT-OF-WAY OF RIPLEY STREET; RUNNING THENCE WITH SAID RIGHT-OF-WAY N 04°08'38" E 148.70 FEET TO AN IRON PIN; RUNNING THENCE N 12°19'05" E 119.80 FEET TO AN IRON PIN; RUNNING THENCE N 86°46'41" E 290.98 FEET TO AN IRON PIN LOCATED IN THE SOUTHWESTERLY RIGHT-OF-WAY OF DEAN STREET; RUNNING WITH SAID RIGHT-OF-WAY S 61°49'56" E 40.96 FEET TO AN IRON PIN LOCATED AT THE INTERSECTION OF THE RIGHT-OF-WAY OF DEAN STREET AND STAGG STREET; RUNNING THENCE WITH THE RIGHT-OF-WAY OF STAGG STREET N 57 DEGS. 07' 27" EAST 20.98 FEET TO AN IRON PIN; RUNNING THENCE S 80°50'44" E 165.14 FEET TO AN IRON PIN; RUNNING THENCE S 07°44'23" W 286.80 FEET TO AN IRON PIN AND BACK TO THE PLACE OF BEGINNING.

NOTE FOR INFORMATION: Being Parcel No. 107933, of the City of Durham, County of Durham.