



EX  
NA

20180525000095960 DEED  
Bk:RB6468 Pg:445  
05/25/2018 09:23:01 AM 1/6

FILED Mark Chilton  
Register of Deeds, Orange Co. NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$5127.00

NA

The Above Space For Recording Information Only

STATE OF NORTH CAROLINA

After recording, return to:  
First American Title NCS  
1850 K St NW, Ste. 1050  
Washington DC 20006

**SPECIAL WARRANTY DEED**

COUNTY OF ORANGE

Attn: J. Klein File # 875513

\*\*\*\*\*

Revenue Stamps: \$5,127.00

Tax Parcel #: 9776-58-2516, 9776-48-9797, 9776-58-1384, 9776-58-5430, and 9776-58-3210 *JK*

Drawn by and return to: Nelson Mullins Riley & Scarborough LLP, 4140 Parklake Ave., Suite 200,  
Raleigh, NC 27612, Attn: Brett T. Hanna

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**THIS DEED**, made this the 24<sup>th</sup> day of May 2018, by and between the Grantor and Grantee named herein. (The Grantor and Grantee are referred to in the singular as "Grantor" and "Grantee", but unless the deed specifically indicates otherwise, use of those terms in the singular includes all Grantors and Grantees, if more than one.)

GRANTOR	GRANTEE
<p>Starstor, LLC, a North Carolina limited liability company d/b/a Starpoint Global Services and Carolco, Inc., a North Carolina limited liability company</p> <p>702 Oberlin Road, Suite 400, Raleigh, NC 27605</p>	<p>Starpoint Storage LLC, a South Carolina limited liability company</p> <p>200 Wingo Way, Suite 100, Mt. Pleasant, SC 29464</p>

WITNESSETH:

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 Grantee in fee simple, all that certain lot or parcel of land situated in the Chatham County, North Carolina and Orange County, North Carolina, and more particularly described in the attached **Exhibit A**.

Submitted electronically by "First American Title NCS" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.



TO HAVE AND TO HOLD the above granted and described premises, together with all and singular the rights, privileges, easements, tenements thereunto belonging or anywise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

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 only, other than the following exceptions: (i) those items set forth on **Exhibit B** hereto and (ii) the lien of ad valorem taxes for 2018, prorated as of the date hereof, and thereafter, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by a duly authorized officer or manager of the company, as of the day and year first above written.

*[signature page follows]*





**EXHIBIT A**

**STARSTOR, LLC Property:**

BEING all of Lots 1, 2 and 3, FINAL PLAT of STARPOINT SUBDIVISION, according to the plat and survey thereof recorded in Plat Book 53, Page 120, Orange County Registry, to which plat reference is hereby made for a more particular description of same.

BUT, SAVING AND EXCEPTING THEREFROM so much thereof as was acquired by the North Carolina Department of Transportation as evidenced by Consent Judgment recorded in Book 2706, Page 581, Orange County 2706, Page 581, Orange County Registry, and in Book 956, Page 225, Chatham County Registry.

*These lots are currently taxed under pins; 9776-58-2516, 9776-48-9797  
and 9776-58-1384. <sup>pp</sup><sub>84</sub>*

**CAROLCO, LLC Property:**

BEING all of Lots 4 (East) and 4 (West), BOUNDARY SURVEY – STARSTOR, LLC, according to the plat and survey thereof recorded in Plat Book 91, Page 189, Orange County Registry, to which plat reference is hereby made for a more particular description of same.



## **EXHIBIT B**

1. Taxes for the year 2018, which are a lien, but not yet due and payable, and all subsequent years.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Covenants, Conditions and Restrictions, recorded in Book 812, Page 328, Orange County Registry.
3. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Development Restrictions and Requirements, recorded in Book 812, Page 338, Orange County Registry.
4. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Restrictions and Provisions for Private Road Maintenance, recorded in Book 812, Page 343, Orange County Registry.
5. Easements and any other facts as shown on plat recorded in DPlat Book 2, Page 160; DPlat Book 2, Page 161; DPlat Book 2, Page 162; DPlat Book 2, Page 198; DPlat Book 2, Page 199; Plat Book 37, Page 167; Plat Book 52, Page 112; Plat Book 53, Page 120; Plat Book 97, Page 112; Plat Book 97, Page 113; Plat Book 91, Page 189; and Plat Book 98, Page 190, Orange County Registry.
6. Easement to Orange Water and Sewer Authority recorded in Book 3951, Page 105, Orange County Registry.
7. Easement to Carolina Power & Light Company d/b/a Progress Energy Carolinas, Inc. recorded in Book 4038, Page 99, Orange County Registry.
8. Terms and provisions of that certain unrecorded Lease executed by Capital Telecom Acquisition, LLC to Starstor, LLC dated as evidenced by a Second Memorandum of Lease Agreement recorded in Book 5997, Page 144; and as affected by Assignment and Assumption of Real Property Lease and Subordination, Non-Disturbance and Attornment Agreement recorded in Book 6091, Page 520, Orange County Registry., Orange County Registry.
9. Terms and provisions of that certain unrecorded Lease executed by University of North Carolina at Chapel Hill to Starstor, LLC dated as evidenced by a Memorandum of which is recorded in Book 6056, Page 85, Orange County Registry.
10. Terms and provisions of that certain unrecorded Lease executed by Celco Partnership to Capital Telecom Acquisition, LLC dated as evidenced by a Memorandum of which is recorded in Book 5938, Page 528, Orange County Registry.
11. Easement to The Starpoint Group, a North Carolina general partnership recorded in Book 1053, Page 369, Orange County Registry.
12. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Covenants Conditions and Restrictions Regarding Septic System, recorded in Book 1235, Page 563, Orange County Registry.
13. Memorandum of Action for taking on behalf of NC Department of Transportation recorded in Book 2130, Page 9, Orange County Registry and Book 836, Page 238, Chatham County



Registry.

14. Consent Judgment for taking in favor of NC Department of Transportation recorded in Book 2706, Page 581, Orange County Registry and Book 956, Page 225, Chatham County Registry.
15. Easement to Carolina Power & Light Company recorded in Book 469, Page 208, Orange County Registry.
16. Right(s) of way to NC Department of Transportation recorded in Book 511, Page 799, Orange County Registry.
17. Easement to Carolina Power & Light Company recorded in Book 2123, Page 454, Orange County Registry.
18. Easements to Diamond Towers IV LLC confirmed by Order and Confirmation of Private Sale of Interest in Property, filed in 16CVS1014, Orange County Superior Court.
19. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Ballentine Associates, P.A on March 15, 2018 last revised April 9, 2018 , designated Job Number 218010.00. (A) Fence in the northeasterly corner crosses the northerly boundary line of Lot 1 by an undisclosed distance onto the subject property; (B) Fence crosses the southwesterly boundary line of Lot 1 by an undisclosed distance onto adjoining property; (C) Fence crosses the southeasterly boundary line of Lot 1 by an undisclosed distance onto adjoining property; (D) Building 2000 on Lot 1 lies within easement detailed in Book 98, Page 190; (E) Guy Anchor and overhead utility lines on Lot 4 west do not fall within an easement; (F) Unknown manhole on Lot 1 located between buildings 3000 and 4000 does not fall within an easement; (G) Sanitary sewer manhole on Lot 1 located between buildings 3000 and 4000 does not fall within an easement; (H) Transformer on Lot 1 located east of building 4000 does not fall within an easement.