

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Nov 08 03:25:02 PM
BK:8543 PG:199-204
DEED
FEE: \$26.00
INSTRUMENT # 2018039126
EXCISE TAX: \$7,768.00



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$7,768.00

Tax Lot No. _____ Parcel Identifier No. **0758-02-59-4722**
Verified by _____ County on the _____ day of _____ 20____
by _____

★ Mail after recording to: ~~Michael Caron, Lyon & Caron LLP, 790 Estate Drive, Suite 180, Deerfield, IL 60015-~~
Blanco Tackabery Attn: US PO Drawer 25008, Winston-Salem, NC 27114-5008
This instrument was prepared by: Michael Caron, Lyon & Caron LLP, 790 Estate Drive, Suite 180, Deerfield, IL 60015

Brief Description for the Index 2103 T.W. Alexander Dr., Durham, NC 27560

THIS DEED made this 30th day of October, 2018 by and between

GRANTOR	GRANTEE
SCP 2006-C23-192 LLC, a Delaware limited liability company Mailing Address: 315 Quail Ridge Drive Westmont, IL 60559 Attn. Allen B. Hank	Watsonville Route 152 LLC, a New Jersey limited liability company Mailing Address: 1401 Broad Street Clifton, NJ 07013 Attn: Gary S. Baumann, Esq. Property Address: 2103 T.W. Alexander Dr. Durham, NC 27560

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 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 City of Durham, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument dated October 25, 2005, and recorded in **Book 5006, Page 275 of Durham County Register of Deeds on November 1, 2005.**

The property is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject only to the "Permitted Exceptions" listed at **Exhibit B attached hereto and incorporated herein.**

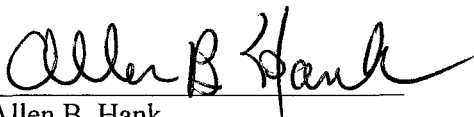
IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its company name by its duly authorized officer, the day and year first above written.

SCP 2006-C23-192 LLC, a Delaware
limited liability company

By:

Name: Allen B. Hank

Its: President



State of Illinois
Lake County

I, Michael Caron, Notary Public certify that Allen B. Hank, personally came before me this day and acknowledged that he is President of SCP 2006-C23-192 LLC, a Delaware limited liability company, and that he, as President, being authorized to do so, executed the foregoing on behalf of the company.

Use Black Ink

Witness my hand and official stamp or seal, this 24th day of October, 2018.

Michael Caron
Notary Public



My Commission expires: _____
Identity verified by _____

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR DURHAM COUNTY

By: _____ Deputy/Assistant - Register of Deeds

Exhibit A

LEGAL DESCRIPTION

The property located at and commonly known as 2103 T. W. Alexander Drive, Durham, North Carolina, leased to North Carolina CVS Pharmacy, L.L.C. on which a CVS drugstore is located (CVS Store No. 681), legally described below:

LYING AND BEING SITUATED IN DURHAM COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 3 AS SHOWN ON THAT SUBDIVISION PLAT ENTITLED "JWH PROPERTIES ALEXANDER VILLAGE AT BRIER CREEK", PREPARED BY JOHN A. EDWARDS & COMPANY CONSULTING ENGINEERS, DATED MARCH 31, 2005 AND RECORDED AT PLAT BOOK 167, PAGE 22, DURHAM COUNTY REGISTRY.

TOGETHER WITH EASEMENTS AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS, RECORDED IN BOOK 5006, PAGE 257, DURHAM COUNTY REGISTRY.

Exhibit B
Permitted Exceptions

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Taxes and assessments for the year 2018 and subsequent years, a lien not yet due.
3. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
4. **Intentionally Omitted.**
5. All matters as set forth on the plat entitled, "Final Plat of Tract 1 Subdivision" filed February 5, 1999 in Plat Book 143 at Page 107 and on the plat entitled, "Alexander Village at Brier Creek, Subdivision Plat" filed May 17, 2005 in Plat Book 167 at Page 22.
6. Right of Way Easement to Southern Power Company as set forth in Book 44 at Page 138 and Book 44 at Page 311.
7. Right of Way Easement to the Durham Public Service Company as set forth in Book 121 at Page 401.
8. Easement to Duke Power Company as set forth in Book 170 at Page 156 and Book 199 at Page 210.
9. Declaration of Covenants, Conditions and Restrictions for Brier Creek as set forth in Book 2463 at Page 376, as amended by First Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions as set forth in Book 2578 at Page 842, as further amended by Second Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions as set forth in Book 2723 at Page 808, as further amended by Third Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions as set forth in Book 2791 at Page 841, as further amended by Fourth Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions as set forth in Book 2801 at Page 640, as further amended by Fifth Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions as set forth in Book 2940 at Page 577, as further amended by Sixth Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions as set forth in Book 3033 at Page 30, as further amended by Seventh Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions as set forth in Book 3039 at Page 821 and as further amended by Supplemental Declaration of Covenants, Conditions, and Restrictions as set forth in Book 8728 at Page 1399
10. Annexation Ordinance as set forth in Book 3689 at Page 626.
11. Easement to the North Carolina Department of Transportation as set forth in Book 4086 at Page 553.
12. Stormwater Facility Agreement and Covenant as set forth in Book 4732 at Page 103.
13. Declaration of Easements and Restrictive Covenants as set forth in Book 5006 at Page 257, as amended by First Amendment to Declaration of Easements and Restrictive Covenants as set forth in Book 5472 at Page 758, as further amended by Second Amendment to Declaration of Easements and Restrictive Covenants as set forth in Book 5715 at Page 101, as further amended by Third Amendment to Declaration of Easements and Restrictive Covenants as set forth in Book 7517 at Page 539 and as further amended by Fourth Amendment to Declaration of Easements and Restrictive Covenants as set

forth in Book 8124 at Page 458.

14. Terms and conditions of a Lease with North Carolina CVS Pharmacy, LLC, as tenant, as evidenced by a Memorandum of Lease dated November 15, 2006 and recorded February 7, 2007 in Book 5500 at Page 346.