

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Jan 14 12:05 PM
Book: 9198 Page: 660
NC Rev Stamp: \$ 1020.00 Fee: \$ 26.00
Instrument Number: 2021002162
DEED

Submitted electronically by Ellis & Winters LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

EXCISE TAX: \$1,020.00

PARCEL IDENTIFIER NO. 0842-17-78-4481

Mail/Box to: Grantee

This instrument was prepared by: Ellis & Winters LLP (LEB), 4131 Parklake Ave., Suite 400, Raleigh, NC 27612

Brief description for the Index: 2116 Camden Avenue

This Deed is made as of the 14th day of January, 2021.

GRANTOR:

BIJ Properties, LLC,
a North Carolina limited liability company

805 Wendy Way
Durham, North Carolina 27712

GRANTEE:

Safway LLC,
a Delaware limited liability company

200 Horizon Drive, Suite 100
Raleigh, North Carolina 27615

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 a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEING all of that property depicted on Plat entitled "Right-of-way Dedication Plat for BIJ Properties, LLC" recorded in Book 179, Page 263, Durham County Registry.

TOGETHER WITH that certain Deed of Easement by and between City of Durham and BIJ Properties, LLC recorded in Book 8734, Page 792, Durham County Registry.

SAVE AND EXCEPT an existing private cemetery having Durham County PIN 0842-01-18-5027, as shown on Plat recorded in Book 179, Page 263, Durham County Registry.

The Property was acquired by Grantor by instrument recorded in Book 5595, Page 538, Durham County Registry. The Property does not include the primary residence of Grantor.