

Register of Deeds

Sharon A. Davis  
Durham County, NC

11/21/2022 08:59:32 AM

BT: OPR B: 9821 P: 896 Pages: 4

DEED - DEED

Fee: \$5666.00 Excise Tax: \$5640.00

INSTRUMENT #2022044238

simp



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$5,640.00

Parcel Identification No. 0739-49-69-5746

Return to: Grantee

This instrument was prepared by: Weatherspoon & Voltz LLP

Brief description for the Index: 2542 S. Alston Avenue, Durham, NC

THIS DEED is made this \_\_\_\_\_ day of November, 2022, by and between:

GRANTOR	GRANTEE
10 FEDERAL STORAGE 3, LLC, a North Carolina limited liability company  3301 Atlantic Avenue Raleigh, North Carolina 27604	VWSS ALSTON, LLC, a Colorado limited liability company  1830 South Bannock, Suite 200 Denver, Colorado 80223

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 that certain lot or parcel of land situated in Triangle Township, Durham County, North Carolina and being described in **Exhibit A** attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7668, Page 405, Durham County Registry.

A map showing the above described property is recorded in Plat Book 193, Page 238, Durham County Registry.

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, other than the exceptions set forth on Exhibit B attached hereto.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed as of the day and year first above written.

10 Federal Storage 3, LLC,  
a North Carolina limited liability company

By: *Clifton P. Minsley*  
Clifton P. Minsley, Manager

STATE OF NORTH CAROLINA  
COUNTY OF Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Clifton P. Minsley, Manager.

Date: November 16<sup>th</sup>, 2022.

*Joseph P. Riddle IV*  
Notary Public

Joseph P. Riddle IV  
Printed Name

My commission expires: \_\_\_\_\_

[Official seal]

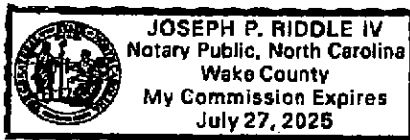


EXHIBIT A

BEING ALL of that certain parcel of land lying on the west side of Alston Avenue, containing 151,180.44 square feet, as shown on plat of survey entitled "Exempt Recombination Plat Property of G&G Properties", prepared by Coulter/Jewell/Thames P.A., dated July 29, 2014 and recorded in Plat Book 193, Page 238, Durham County Registry, reference to which is hereby made for a more particular description of the metes, bounds, courses and distances of such parcel.

EXHIBIT B

1. Easements and other matters shown on plats recorded in: Plat Book 153, Page(s) 13 and 105; Plat Book 159, Page 315; and Plat Book 193, Page 238, Durham County Registry.
2. Right of Way Agreement to Duke Energy Carolina, LLC recorded in Book 7261, Page 822, Durham County Registry.
3. Declaration of Easements recorded in Book 2005, Page 769, Durham County Registry.
4. Title to that portion of the Land, if any, lying within the railroad right of way extending up to one hundred feet (100') on each side of the tracks or two hundred feet (200') in total width, whichever is greater and rights of way for railroad, switch tracks, spur tracks, railway facilities, easements, and other related interests, if any, on and across the Land. (Durham and Southern Railroad)