

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Apr 29 01:01 PM
Book: 8927 Page: 392
NC Rev Stamp: \$ 4927.00 Fee: \$ 26.00
Instrument Number: 2020014882
DEED

EXCISE TAX: \$4,927.00

Wake County Parcel Identifier No. 0758437278 Verified by Wake County on the ____ day of _____, 20____

By: _____

EXCISE TAX: \$4,927.00

Durham County Parcel Identifier No. 0758-43-15-9574 Verified by Durham County on the ____ day of _____, 20____

By: _____

PREPARED BY AND RECORDING

REQUESTED BY:

James R. Eskilson, Esq.
Reed Smith LLP
1901 Avenue of the Stars, Suite 700
Los Angeles, CA 90067

General Warranty Deed

UPON RECORDATION RETURN TO:

Kristin Brown
First American Title Insurance Company
2425 E. Camelback Rd., Ste. 300
Phoenix, AZ 85016

Address tax statement to:

c/o Mac Papers and Packaging, LLC,
3300 Philips Hwy.
Jacksonville, Florida 32207
Attention: Greg Gay

Brief description for the Index: See attached exhibit A

996983NLI

GENERAL WARRANTY DEED

On this 12th day of March, 2020, for the consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MAC PAPERS, INC.**, a Florida corporation, whose address is whose address is 3300 Phillips Hwy., Jacksonville, FL 32207, Attention: Greg Gay (hereinafter, together with its successors and assigns, referred to collectively as the "Grantor"), hereby grants, bargains, sells and conveys to **SPIRIT MASTER FUNDING X, LLC**, a Delaware limited liability company, whose address is c/o Spirit Realty Capital, 2727 North Harwood Street, Suite 300, Dallas, Texas 75201, Attention: Closing (hereinafter, together with its successors and assigns, referred to collectively as the "Grantee"), in fee simple the following:

That certain tract or parcel of land situated in Durham and Wake County, North Carolina, as more particularly described on Exhibit A attached hereto and made a part hereof by this reference, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "Property"), subject only to the encumbrances described in Exhibit B attached hereto and made a part hereof (hereinafter called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Property was acquired by Grantor by instrument recorded on January 29, 2004 in Book 4261, Pages 60 - 63 in the Office of the Register of Deeds of Durham County, North Carolina.

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

A map showing the Property is recorded in Plat Cabinet _____, Slide _____, _____ County Registry.

AND, subject to the Permitted Encumbrances, the Grantor covenants with the Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

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