

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 Feb 15 12:04 PM
Book: 9615 Page: 394
 NC Rev Stamp: \$ 40000.00 Fee: \$ 26.00
 Instrument Number: 2022006573
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$40,000.00

Parcel Identifier No. 219224 Verified by _____ County on the ____ day
 of _____, 20____

By: _____

Mail/Box to: Grantee, 701 Western Avenue, Glendale, California 91201, Attn: Real Estate
 Department

This instrument was prepared by: Kennon Craver, PLLC (WAA) 4011 University Drive #300,
 Durham, NC 27707 (without benefit of title examination)

Brief description for the Index: 3409 East US 70 Hwy

THIS DEED made this 10th day of February, 2022, by and between

| GRANTOR | GRANTEE |
|---|---|
| 919 STORAGE US 70, LLC, a North Carolina limited liability company | PS NC III, L.P., a Delaware limited partnership |
| 2310 S. Miami Blvd., Ste. 238 Durham, NC 27703 | P.O. Box 25025 (DEPT-PT-PS27394) Glendale, CA 91221-5025 |

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of
 entity, e.g. corporation or partnership.

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

See Exhibit A attached hereto and incorporated herein by reference.

Return to:
 Von Crook
 First National Financial Title Services, LLC
 3301 Windy Ridge Parkway, Suite 300
 Atlanta, GA 30339
 770-916-4347- NC252110153V

KC#453286

submitted electronically by "First National Financial Title Services, LLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7993, Page 963.

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


A map showing the above described property is recorded in Plat Book 195, Page 150.

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 following exceptions: See Exhibit B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


919 STORAGE US 70, LLC,
a North Carolina limited liability company

By: 
Name: Jonathan Gindes
Title: Authorized Director

STATE OF North Carolina
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Jonathan Gindes, on behalf of 919 STORAGE US 70, LLC, a North Carolina limited liability company.

Date: February 8, 2022


Notary Public

Print Name: _____

My commission expires: _____

[Official Seal]

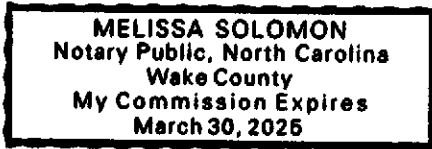


EXHIBIT A
Legal Description

The following real property situated in Durham County, North Carolina:

Containing approximately 7.17 acres and Being all of New Area 1 as shown on the Final Plat of Subdivision for U.S. 70 Mini Storage, recorded in Plat Book 195, Page 150, Durham County Registry.

Being the same property conveyed to 919 Storage US 70, LLC, a North Carolina limited liability company, by vesting instrument recorded in Book 7993 page 963, Durham County Registry, North Carolina.

Being commonly known as 3409 East US 70 Hwy (Durham County PID: 219224)

EXHIBIT B
Permitted Exceptions

1. Unpaid real property taxes and assessments, levied and assessed against the subject premises, if any, for the year(s) 2022 which are a lien but are not yet due and payable;
2. Rights of tenants, as tenants only, with no rights of first refusal, options to purchase or similar rights or options, pursuant to unrecorded storage leases;
3. Easements and setback lines shown on plat recorded in Plat Book 195, Page 150;
4. Terms and conditions of Duke Power Easement recorded in Book 2069, Page 401;
5. Terms and conditions of Sewer Line installation Agreement recorded in Book 1296, Page 296; and
6. Terms and conditions of Easement recorded in Book 8217, Page 112.