

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Jul 13 02:48:51 PM
 BK:8465 PG:507-510
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018024210
 EXCISE TAX: \$10,463.00



Excise Tax: \$10,463.00 Recording Time, Book and Page
 Parcel ID: 222390 PIN: 0823-13-93-9705
 Return after recording to: Grantee
 This instrument was prepared by: Douglas J. Short of Manning, Fulton & Skinner, P.A.
 (WITHOUT THE BENEFIT OF TITLE EXAMINATION)
 Brief description for the Index: Parcel 2, PB 197, Page 317

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 13 day of July, 2018, by and between

GRANTOR	GRANTEE
<p>NET RETAIL PARTNERS – DURHAM, LLC, a North Carolina limited liability company</p> <p>4409 City of Oaks Wynd Raleigh, NC 27612</p>	<p>MAZEL AT SHOPPES OF INDEPENDENCE, LLC, a Florida limited liability company</p> <p>3541 N. Hills Drive Hollywood, FL 33021</p>

The property conveyed by this instrument does not include the primary residence of the Grantor.

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

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by that instrument recorded in Book 8118, Page 578, 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.

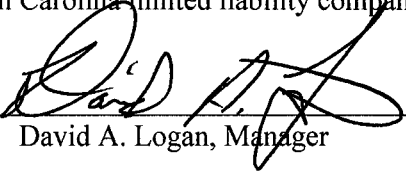
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, other than the following exceptions: (i) zoning ordinances affecting the subject property; (ii) ad valorem taxes for the year 2018 and subsequent years not yet due and payable; (iii) all matters existing of record as of the date hereof or which would be shown by a current and accurate survey of the property as of the date hereof; (iv) Declaration of Conditions, Covenants, Restrictions and Easements for Independence Park Commons recorded in Book 8242, Page 629, Durham County Registry; (v) Declaration of Covenants, Conditions and Restrictions for Independence Park recorded in Book 2221, Page 157, as amended in Book 2485, Page 235, Durham County Registry; (vi) rights of the following tenants under leases entered into by Grantor, to wit: (a) Prime Communications, LP; (b) Chipotle Mexican Grill of Colorado, LLC; and (c) Panera, LLC.

[signature and notary acknowledgment follows]

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

GRANTOR:

NET RETAIL PARTNERS – DURHAM, LLC,
a North Carolina limited liability company

By: 
David A. Logan, Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David A. Logan.

Date: July 11, 2018

Notary Public: 

Printed Name: Brenda K. Lambert

My Commission Expires: 9-5-2018

(SEAL)

BRENDA K LAMBERT
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 9.5.2018

EXHIBIT A

Legal Description of Property

BEING all of Parcel 2, containing 2.087 acres, more or less, as set forth on that certain plat entitled "Subdivision and Easement Map of 3800 North Roxboro Street, Durham Township, Durham County, North Carolina", prepared by SEPI Engineering and Construction, recorded in Plat Book 197, Page 317, Durham County Registry.

TOGETHER WITH all easements, rights and privileges, appurtenant to the above-described Parcel 2 as set forth in that certain Declaration of Conditions, Covenants, Restrictions and Easements for Independence Commons recorded in Book 8242, Page 629, Durham County Registry.