

Register of Deeds
Sharon A. Davis
Durham County, NC

10/11/2022 03:20:20PM

BT: OPR B: 9798 P: 247 Pages: 5

DEED - DEED

Fee: \$7,066.00 Excise Tax: \$7040.00

INSTRUMENT #2022039790

Tonya Redfearn

Excise Tax: \$7,040.00

Recording Time, Book and Page

Parcel Identifier No. 172256

Verified by _____ County on the ____ day of _____, 2022
by _____

Mail after recording to: Grantee

This instrument was prepared by Kirk Palmer & Thigpen, P.A., 1300 Baxter Street, Suite 300, Charlotte, NC 28204 (WBK) [no title examination performed]

Brief Description for the index

3812 North Roxboro Street, Durham, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of the 6th day October, 2022, by and between

GRANTOR

CAROLINA CATS, LLC, a Kansas limited liability company

530 McCall Road, Suite 110
Manhattan, KS 66502

GRANTEE

TANIMURA LAND COMPANY LLC, a Delaware limited liability company

PO Box 4070
Salinas, CA 93912

Enter in appropriate block for each party: name, 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 Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

00281223.1

submitted electronically by "Moss Woods PLLC"
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 an instrument recorded in **Book 8243, Page 197**.

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

A map showing the above described property is recorded in **Map Book 197, Page 317**.

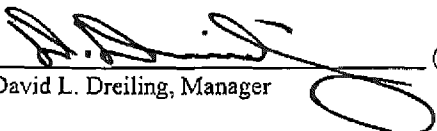
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than those certain exceptions more particularly listed on the Exhibit B attached hereto and incorporated herein by this reference.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

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

CAROLINA CATS, LLC, a Kansas limited liability company


By:  (SEAL)
Name: David L. Dreiling, Manager

STATE OF Kansas

COUNTY OF Pottawatomie

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David L. Dreiling

Date: September 30th, 2022


Official Signature of notary



Rachel A Mallon
Notary's printed or typed name, Notary Public

My Commission Expires: 6/27/2024

EXHIBIT A

BEING all of Parcel 1, containing 1.413 acres, as set forth on that certain plat entitled "Subdivision and Easement Map of 3800 East Carver Street, City of Durham, Durham County, North Carolina", prepared by SEPI Engineering and Construction, dated *May 4, 2017*, and recorded in Plat Book 197, Page 317, Durham County Registry.

TOGETHER WITH all easements, rights and privileges, appurtenant to the above-described Parcel 1 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.

EXHIBIT B

Permitted Exceptions

1. The lien of the 2022 ad valorem property taxes affecting the property conveyed hereby (the "Property");
2. Zoning ordinances affecting the Property;
3. The rights of Raleigh Custard, LLC as tenant of the Property under that certain Lease Agreement of even date herewith between Grantee and Raleigh Custard, LLC;
4. All valid and enforceable easements, restrictions and other matters of record.