

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Feb 22 12:45 PM
Book: 9621 Page: 121
NC Rev Stamp: \$ 7909.00 Fee: \$ 26.00
Instrument Number: 2022007552
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$7,909.00

Parcel ID No.: 157127

Mail after recording to: Grantee

This instrument was prepared by: Weatherspoon & Voltz LLP (without benefit of title examination)

Brief description for the Index: 3822 S. Alston Avenue, Durham, NC

THIS DEED is made this 17 day of February, 2022, by and between:

GRANTOR	GRANTEE
10 FEDERAL STORAGE 3822 SOUTH ALSTON, LLC, a North Carolina limited liability company 3301 Atlantic Avenue Raleigh, NC 27604	SAF NOB ALSTON, LLC, a Delaware limited liability company 9718 Chestnut Ridge Drive Windermere, Florida 34786

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 Durham County, North Carolina and being described as follows:

See Exhibit A attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8354, Page 333, Durham County Registry.

A map showing the above-described property is recorded in Plat Book 133, Page 185, Durham County Registry.

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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 hereby warrants that Grantor has done nothing to impair such title as Grantor received, and Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following:

Those certain encumbrances and matters of title described in **Exhibit B** attached hereto and made a part hereof.

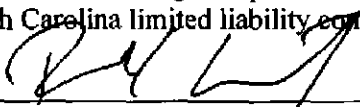
All or a portion of the property herein conveyed includes or does not include the primary residence of Grantor.

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 3822 South Alston, LLC,
a North Carolina limited liability company

By: 10 Federal Self Storage Acquisition Company 1, LLC,
a North Carolina limited liability company, its Manager

By: 10 Federal Self Storage Acquisition Manager 1, LLC,
a North Carolina limited liability company, its Manager

By: 
Bradford A. Minsley, Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following person(s) 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: Bradford A. Minsley.

Date: February 16, 2022


Notary Public

Amanda S. Miller
Printed Name

My commission expires: 8/30/2026

[Official seal]

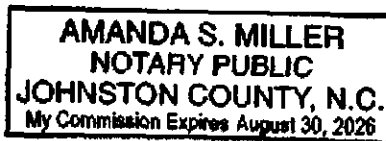


Exhibit A to Special Warranty Deed

BEING ALL of Lot 7B of the Property of Fern G. King, as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 133 at Page 185, to which plat reference is hereby made for a more particular description of same.

Exhibit B to Special Warranty Deed

1. Ad valorem taxes and assessments for the year 2022 and all subsequent years.
2. Easements and any other facts as shown on plat recorded in Plat Book 133, Page 185, Durham County Registry.
3. Deed of Easement to Fern G. King recorded in Book 2090, Page 349, Durham County Registry.
4. Rights of parties in possession as tenants only, under those unrecorded leases or rental agreements set forth on the rent roll provided by Grantor to Grantee on the date hereof.
5. Survey prepared by Cain Surveying, P.C., dated January 5, 2022, last revised February 9, 2022, as Job No. 20214133-8, shows the following:
 - a) sign overhangs into public right-of-way.