

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2018 Jan 26 01:31:05 PM  
 BK:8354 PG:333-335  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2018002827  
 EXCISE TAX: \$6,250.00  
 APRIL J



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax \$6,250.00

Parcel ID No: \_\_\_\_\_ Verified by \_\_\_\_\_ County on \_\_\_\_\_ By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Harris & Hilton, P.A. (Without Benefit of Title Exam/Tax Advice)

Brief description for Index: Lot 7B Plat Book 133 Page 185

THIS DEED made this 26<sup>th</sup> day of January, 2018, by and between:

GRANTOR	GRANTEE
<p><b>E. B. E., Inc.</b>                      a North Carolina Corporation</p> <p>732 Lanham Place                      Raleigh, NC 27615</p>	<p><b>10 Federal Storage 3822 South Alston, LLC</b>                      a North Carolina limited liability company</p> <p>Mailing address:                      5400 Glenwood Avenue, Suite G-11                      Raleigh, NC 27612</p> <p>Property Address:                      3822 S. Alston Avenue, Durham, NC 27713</p>

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 hereby 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:

**SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE.**

The property described above was acquired by Grantor by instrument recorded in Book 2090, Page 339.  
A map showing the above described property is recorded in Book of Maps 133, Page 185.

All or a portion of the property conveyed is not a principal residence of the Grantor.

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.

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, except for exceptions stated herein as follows:

1. Ad valorem taxes for the current year
2. Subject to matters shown on plat recorded in Plat Book 133 at Page 185.
3. Twenty (20) foot private access easement along the northern property line of E.B.E Inc. as shown on that certain plat and survey entitled, "Subdivision Survey for Fern G. King Lot 7A & 7B J.L. Green Estate" recorded in Plat Book 133 at Page 185 and recorded in Book 2090 at Page 349.
4. Restrictions appearing of record in Book 2090 at Page 352

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

**E. B. E., Inc.**  
**a North Carolina corporation**

By: *JR Edwards, Jr* (SEAL)

Name: James R Edwards, Jr

Title: President

STATE OF NC, COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a Driver's license, and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James R Edwards, Jr as **President of E. B. E., Inc.**

Date: 1/25/18

*[Signature]*

Printed Name: David N Hilton

My commission expires: 4/15/20

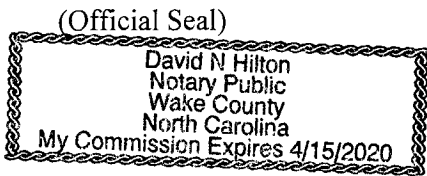


EXHIBIT A

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.

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