

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Apr 08 03:12 PM NC Rev Stamp: \$ 15000.00
Book: 8629 Page: 614 Fee: \$ 26.00
Instrument Number: 2019010908
DEED

Revenue stamps: \$15,000.00
PINs: 0748-02-46-8005

Prepared by: David E. Wagner, K&L Gates LLP, P.O. Box 17047,
Raleigh, NC 27919 (without title examination)

Return to: David W. Green, Brooks Pierce, P.O. Box 1800
Raleigh, NC 27601

Brief Description for the Index:

3829 South Miami Boulevard,
Durham, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 8 day of April, 2019, by and between

GRANTOR

MIAMI BLVD. WAREHOUSING ENTERPRISES, LLC, a North Carolina limited liability company

with a mailing address of:
2405 Fay Street
Durham, NC 27704
Attn: Jeffrey W. Cawley

GRANTEE

3829 S. MIAMI BOULEVARD LLC, a Delaware limited liability company

with a mailing address of:
223 Worcester Providence Turnpike,
Sutton, MA 01590

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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in Durham County, North Carolina, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

This conveyance is made, and Grantee, upon recordation of this Deed, acknowledges and accepts the Property, "AS IS," "WHERE IS" and "WITH ALL FAULTS," and, other than the title warranties contained in this Deed, is made without any representations or warranties of any kind, express or implied, including without limitation, any representations or warranties of habitability or merchantability.

And Grantor covenants with 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 the exceptions hereinafter stated. Title to the Property is subject to the exceptions listed in Exhibit B attached hereto and incorporated by reference.

[Signature Page follows]

[The remainder of this page has intentionally been left blank.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 8th day of April, 2019, and delivered as of the date indicated on the first page of this Deed.

MIAMI BLVD. WAREHOUSING ENTERPRISES, LLC,
a North Carolina limited liability company

By: [Signature]
Name: Jeffery W. Cawley
Title: Manager

WAKE County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jeffery W. Cawley.

Date: 4/2/19

[Signature]
Notary Public
Print Name: TRACY S. HOPKINS

My Commission Expires:
7/4/20

[Affix Notary Stamp or Seal below]

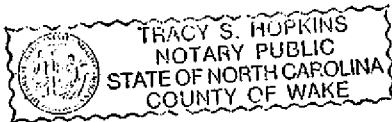


Exhibit A

Property Description

PIN: 0748-02-46-8005

All of that certain property known, numbered, and designated as 3829 South Miami Boulevard, Durham, North Carolina, and being more particularly described as follows:

BEGINNING AT AN IRON PIPE IN THE PROPERTY LINE ON THE EAST SIDE OF THE OLD RALEIGH-DURHAM ROAD, AT THE SOUTHWEST CORNER OF PROPERTY OF DORA JENKINS, BEING ALSO THE SOUTHWEST CORNER OF LOT NO. A-1 OF THE RAVENWOOD SUBDIVISION AS PER THE PLAT THEREOF HEREINAFTER REFERRED TO; RUNNING THENCE WITH THE SOUTH LINE OF DORA JENKINS AND THE SOUTH LINE OF LOTS A-1 AND B-1 OF THE RAVENWOOD SUBDIVISION, SOUTH 84° 59' 20" EAST 1421.72 FEET TO AN IRON PIPE, A CORNER OF SAID DORA JENKINS, BEING ALSO THE SOUTHEAST CORNER OF LOT B-1 OF SAID SUBDIVISION; THENCE SOUTH 02° 52' 30" WEST 72.25 FEET TO AN IRON PIPE; THENCE SOUTH 00° 54' 30" WEST 358.91 FEET TO A MONUMENT, BEING THE NORTHEAST CORNER OF LOT B-5 OF SAID SUBDIVISION; THENCE WITH THE NORTH LINES OF LOT B-5 AND LOT A-5 NORTH 84° 58' 20" WEST 1518.06 FEET TO AN IRON PIPE, THE CONTROL CORNER IN THE PROPERTY LINE ON THE EAST SIDE OF THE OLD RALEIGH-DURHAM ROAD; THENCE WITH THE PROPERTY LINE ON THE EAST SIDE OF SAID OLD RALEIGH-DURHAM ROAD NORTH 14° 00' EAST 435.06 FEET TO THE POINT AND PLACE OF BEGINNING; CONTAINING 14.48 ACRES, MORE OR LESS, AND BEING THE PROPERTY SHOWN ON SURVEY FOR GREGORY REAL ESTATE COMPANY BY GEORGE C. LOVE, JR., REGISTERED LAND SURVEYOR, DATED JANUARY 5, 1967, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, DURHAM COUNTY, IN PLAT BOOK 56 AT PAGE 64, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. THE SAME BEING ALSO LOTS A-2, B-2, A-3, B-3, AND A-4 AND B-4 OF THE "RAVENWOOD PROPERTY" AS PER PLAT AND SURVEY THEREOF RECORDED IN PLAT BOOK 5 AT PAGE 193, DURHAM COUNTY REGISTRY, TO WHICH REFERENCE IS ALSO HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

LESS AND EXCEPT FROM THE FOREGOING, THAT PORTION THEREOF CONVEYED BY WAYNE W. CAWLEY AND WIFE, CHARLOTTE J. CAWLEY TO THE DEPARTMENT OF TRANSPORTATION IN DEED DATED 10/25/85 AND RECORDED 12/9/85 IN BOOK 1247, PAGE 828.

Exhibit B

1. Taxes for the year 2019 and all subsequent years.
2. Easements and any other facts as shown on plat recorded in Plat Book 56, Page 64, Durham County Registry.
3. Easements and any other facts as shown on plat recorded in Plat Book 5, Page 193 (also designated as Plat Book 5B, Page 193), Durham County Registry.
4. Terms and conditions of unrecorded lease evidenced by Subordination, Non-Disturbance and Attornment Agreement by and among Symetra Life Insurance Company, a Washington corporation, Miami Blvd. Warehousing Enterprises, LLC, a North Carolina limited liability company and Rand Whitney Packaging Corp., a Delaware corporation, recorded in Book 7463, Page 146, Durham County Registry. (unrecorded lease identified therein)
5. Terms and provisions of that certain unrecorded Lease executed by Cawley-O'Dell Enterprises, Inc., a corporation to AT&T Wireless PCS, LLC, a Delaware limited liability company, by and through its manager, AT&T Wireless Services Inc., a Delaware corporation, d/b/a AT&T Wireless Services dated September 18, 2001 as evidenced by a Memorandum of which is recorded in Book 3252, Page 860, Durham County Registry.
6. Drainage Easement to Department of Transportation, an agency of the State of North Carolina recorded in Book 1247, Page 830, Durham County Registry.
7. Deed of Easement to County of Durham, a political subdivision of the State of North Carolina recorded in Book 931, Page 610, Durham County Registry and as approximately shown on ALTA/NSPS Survey by Jimmy F Cain, PLS of Cain Surveying, P.C., dated January 11, 2019, CDS Project No. 19-01-0001.
8. Rights of parties in possession as tenants only, under unrecorded leases(s) or rental agreement(s).
9. Local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use construction or development.
10. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS Survey by Jimmy F. Cain, PLS of Cain Surveying, P.C., dated January 11, 2019, CDS Project No. 19-01-0001: a.) curb cuts and 2.) Zone A/E.