

WAKE COUNTY, NC 112  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
03/06/2017 14:16:32  
STATE OF NC REAL ESTATE  
EXCISE TAX: \$20,200.00  
BOOK:016712 PAGE:02500 - 02504

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$20,200.00

Parcel Identifier No.: 0349355

Verified by Wake County on the \_\_\_ day of \_\_\_\_\_, 2017

By: \_\_\_\_\_

Mail/Box to:

*First American Title  
201 S. College Street, Suite 1440  
Charlotte, NC 28244*

This instrument was prepared by: Ellis & Winters LLP (MGW)

Brief description for the Index: Book of Maps 2015, Page 1834

THIS DEED made this 28<sup>th</sup> day of February, 2017, by and between

GRANTOR	GRANTEE
<b>CAPITAL RUFTY 55 STORAGE LLC</b> a North Carolina limited liability company 5400 Trinity Road, Suite 309 Raleigh, NC 27607	<b>PS NC III, L.P.</b> a Delaware limited partnership 701 Western Avenue Glendale, CA 91201

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that property situated in the Town of Cary, Wake County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16210, Page 880, Wake County Registry.

The property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple. And Grantor covenants with Grantee, that Grantor has done nothing to impair or encumber such title as Grantor received, and