

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
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Instrument Number: 2019021591
DEED

Excise Tax: \$ 11680.00
Parcel Identification Number: 139444

Recording Time, Book and Page

Mail after recording to:
Narron Wenzel, PA
Post Office Box 1567
Smithfield, North Carolina 27577

THIS INSTRUMENT WAS PREPARED BY: Jason W. Wenzel

BRIEF DESCRIPTION FOR THE INDEX: 4343 Garrett Road, Durham, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED IS MADE THIS THE 25th DAY OF JUNE, 2019, BY AND AMONG THE FOLLOWING:

GRANTOR:

AMPLE STORAGE LAKE WORTH, LLC
A Florida limited liability company
Post Office Box 608
Smithfield, North Carolina 27577

GRANTEE:

TURTLE RUN, LLC
A North Carolina limited liability company
Post Office Box 608
Smithfield, North Carolina 27577

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 of Grantor's interest in that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is not the primary residence of Grantor.

TO HAVE AND TO HOLD all of Grantor's interest in 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: ad valorem taxes for the current and subsequent years.

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

AMPLE STORAGE LAKE WORTH, LLC (SEAL)
A Florida limited liability company

BY: *Guy L. Lampe*
Guy L. Lampe, Manager

NORTH CAROLINA
JOHNSTON COUNTY

I, Marion A Young, a Notary Public of the County and State aforesaid, certify that GUY L. LAMPE, Manager of AMPLE STORAGE LAKE WORTH, LLC, a Florida limited liability company, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 25th day of June, 2019.

My commission expires: 9-6-19

Marion A Young
Notary Public

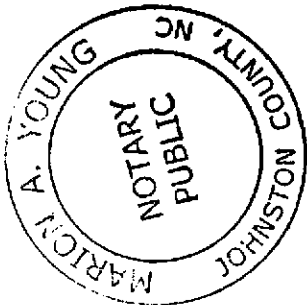


EXHIBIT A
PROPERTY DESCRIPTION

Lying and being in the City of Durham, Durham County, North Carolina, and described as follows:

Lying on the northeastern side of Garrett Road, containing 27.614 acres, more or less, and being all of Tract 2 as shown on a plat entitled "Property of C. A. Trice and wife, Lois Emory Trice" dated July 11, 1994, drawn by S. D. Puckett & Associates, Inc. and being duly filed for record in Plat Book 132, page 129 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same. TOGETHER WITH all rights to an easement across acreage to the southeast for constructing, maintaining, inspecting and repairing an underground sewer line, as set forth in a deed reservation recorded in Book 1327 at page 507, Durham County Registry. THERE IS SAVED, RESERVED AND EXCEPTED FROM THE PROPERTY DESCRIBED ABOVE all that property for the Garrett Road right of way which was conveyed to the State Highway Commission by instrument recorded in Book 336 at page 146, Durham County Registry, and to the North Carolina Department of Transportation by Deed for Highway Right of Way recorded in Book 4458, page 851, Durham County Registry.

This property is conveyed subject to (1) 20 foot wide City of Durham sewer force line easement as shown on the above-described plat and created by instrument recorded in Book 343 at page 659, Durham County Registry, (2) 40 foot wide City of Durham sanitary sewer easement shown on the above-described plat and created by instrument recorded in Book 1076 at page 445, Durham County Registry, together with the right of the owners of that 13.10 acres Tract 1 adjoining to the northeast (Tract 2 as shown in Plat Book 139 at page 92, Durham County Registry) to establish a sewer easement along mutually agreed boundaries from said Tract 1 to the City of Durham sanitary sewer easement as set forth in Deeds recorded in Book 1744 at page 313 and Book 1789 at page 492, Durham County Registry, (3) City of Durham 20 foot wide water main easement created by instrument recorded in Book 376 at page 770, and shown in Plat Book 69 at page 26, Durham County Registry, (4) designation of portions of this property as lying within 100-year flood plain lines as shown on the above-described plat, or as may be located by more recent government flood plain maps, (5) all ordinary and usual power and utility line easements of record, including, but not limited to those easements to Duke Power Company which are recorded in Book 245 at page 397 and Book 983 at page 442, Durham County Registry, (6) ad valorem taxes for the current year and subsequent years and (7) any easements for roads, public rights of way, utilities, drainage or any other easements which may be shown of record and not otherwise enumerated above.