

Register of Deeds

Sharon A. Davis  
Durham County, NC

05/24/2022 02:49:31 PM

BT: OPR B: 9702 P: 276 Pages: 5

DEED - DEED

Fee: \$33026.00 Excise Tax: \$33000.00

INSTRUMENT #2022021527

tredfearn



**NORTH CAROLINA GENERAL WARRANTY DEED**

|                                  |   |
|----------------------------------|---|
| Excise Tax:                      | \$33,000.00   |
| Parcel ID:                       | 0824-04-82-5667   |
| Tax ID:                          | 172631  |
| Mail/Box to:                     | Grantee   |
| Prepared by:                     | Heather McDowell, Esquire, Ellinger & Carr, PLLC, 2840 Plaza Place, Suite 475, Raleigh NC 27612 |
| Brief description for the Index: | 4900 Old Farm Road, Durham, NC<br>5.7285 acres  |

THIS GENERAL WARRANTY DEED ("Deed") is made on the 24<sup>th</sup> day of May 2022, by and between:

| GRANTOR   | GRANTEE   |
|---|---|
| JFK TOWERS NC, LLC,<br>a North Carolina limited liability company<br>4000 Key Tower<br>127 Public Square<br>Cleveland, OH 44114 | JFK TOWERS NC TC, LP,<br>a North Carolina limited partnership<br>4000 Key Tower<br>127 Public Square<br>Cleveland, OH 44114 |

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns; whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot or parcel of land in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached.

All of the Property was acquired by Grantor by instrument recorded in Book 8830, Page 221, (Special Warranty Deed), Durham County Registry.

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

A map showing the Property is recorded in Plat Book 101, Page 67, Durham County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant

and defend the title against the lawful claims of all persons whomsoever, other than the exceptions listed on Exhibit B attached hereto.

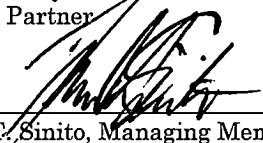
*[SIGNATURE AND NOTARY PAGE TO FOLLOW]*

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

GRANTOR:

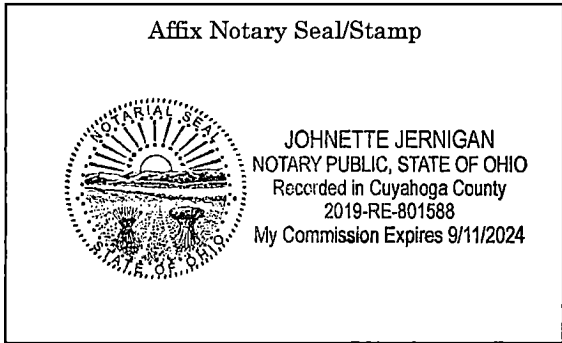
JFK TOWERS NC, LLC, a North Carolina limited liability company

By: JFK Towers ~~NC~~ Investment, LLC, an Ohio limited liability company  
Its: General Partner

By:   
Frank T. Sinito, Managing Member

STATE OF OHIO, COUNTY OF Cuyahoga

I Johnette Jernigan, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 19<sup>th</sup> day of April, 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Frank T. Sinito as Managing Member of JFK Towers ~~NC~~ Investment, LLC as General Partner of JFK Towers NC, LLC.



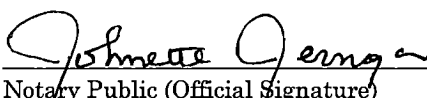
  
Notary Public (Official Signature)  
My commission expires: \_\_\_\_\_

EXHIBIT A  
LEGAL DESCRIPTION

All that certain tract of parcel of Land situated in Durham County, North Carolina and being more particularly described as follows:

Beginning at a point in the eastern right of way of Old Farm Road, said point being N 28° 43' 13" E 98.07' from GPS positioned point having NC grid coordinates of N=842724.47 E=2028234.83, thence N 84° 43' 00" E 327.83' to an iron pipe, thence S 60° 19' 18" E 88.31' to an iron pipe, thence S 64° 39' 32" E 126.89' to an iron pipe, thence S 71° 06' 08" E 100.13' to an iron pipe, thence S 78° 21' 58" E 89.74' to an iron pipe, thence S 83° 40' 36" E 100.24' to an iron pipe, thence S 78° 12' 12" E 204.88' to an iron pipe, thence S 75° 36' 08" W 1120.18' to an iron pipe in the eastern right of way of Roxboro Road, thence with a curve having a radius of 3690.96' and chord bearing and length N 22° 30' 13" W 1.51' to the intersection of Roxboro Road and Old Farm Road right of way, thence with a curve to the left said curve having a radius of 220.73' and a chord bearing and length of N 24° 24' 51" E 141.32' to an iron pipe, thence N 05° 44' 40" E 222.88' to an iron pipe, thence with a curve to the left said curve having a radius of 654.18' with a chord bearing and length of N 02° 27' 15" E 98.09' to the point and place of beginning, containing 5.7285 acres.

EXHIBIT B  
EXCEPTIONS

1. The lien of all taxes for the year 2022 and thereafter, which are not yet due and payable.
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 101, Page 67.
3. Easement(s) and right(s)-of-way for public/private utilities.
4. Regulatory Agreement and Declaration of Restrictive Covenants recorded in Book 7137, Page 856 as affected by that Assignment and Assumption of Regulatory Agreement recorded in Book 8830, Page 225 and as further affected by that Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants.
5. Rights of tenants, as tenants only, under unrecorded leases, with no purchase options or rights of first refusal to purchase.
6. The following matter(s) as shown on survey by Jimmy F. Cain, PLS, dated October 1, 2021 and any easement(s) or right(s)-of-way associated therewith:
  - a. Various utility lines with gas, water and sanitary sewer located on the Land;
  - b. Front setback; 8' side setback and 25' rear setback; and
  - c. Security lights; Drainage inlets; Manholes; Power box, Fire hydrant and Water meter; all located as shown.
7. Discrepancies, variances, shortages or overages in the acreage of the Land.