

Register of Deeds  
Sharon A. Davis  
Durham County, NC

01/11/2023 02:04:29PM

BT: OPR B: 9847 P: 134 Pages: 4

DEED - DEED

Fee: \$178,026.00 Excise Tax: \$178000.00

INSTRUMENT #2023049032

Evelyn Hammiel

### NORTH CAROLINA SPECIAL WARRANTY DEED

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

Excise Tax: \$178,000.00

Parcel Identifier No. 104931 Verified by Durham County on the \_\_\_\_ day of \_\_\_\_\_, 2023

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

Mail/Box to: Grantee

This instrument was prepared by: Moore & Van Allen PLLC, 100 North Tryon Street, Suite 4700, Charlotte, NC 28202, Attention: Christopher D. Thompson, Esq.

Brief description for the Index: New Lot 1, containing 2.60 acres, Plat Book 194, Page 30

THIS DEED made this 10<sup>th</sup> day of January, 2023, by and between

GRANTOR

**DPR LIBERTY WAREHOUSE, LLC,**  
a Delaware limited liability company  
270 South Service Road, Suite 45  
Melville, New York 11747

GRANTEE

**LIBERTY WAREHOUSE ASSOCIATES LLC,**  
a Delaware limited liability company  
200 Park Avenue, Suite 2001  
New York, New York 10166

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 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 that certain lot, parcel of land or condominium unit situated in the City of Durham, Durham County, North Carolina and more particularly described as follows: See Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8186, Page 681.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a 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.

And 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, other than the following exceptions: See Exhibit "B".

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

**GRANTOR**

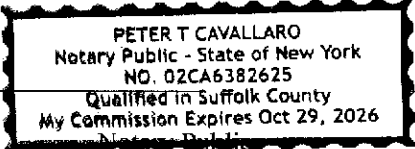
**DPR LIBERTY WAREHOUSE, LLC,**  
a Delaware limited liability company

By: *David Feinblatt*  
Name: David Feinblatt  
Its: President

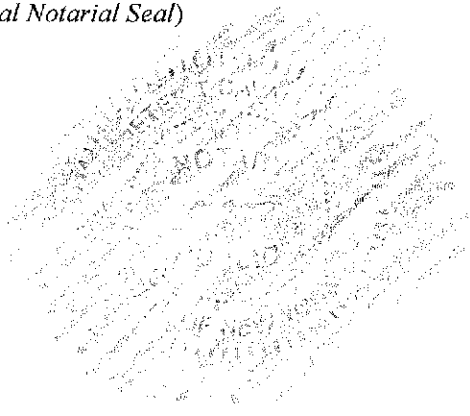
State of New York - County of Suffolk

I, the undersigned Notary Public of the County of Suffolk and State of New York, certify that David Feinblatt personally came before me this day and acknowledged that he is the President of DPR LIBERTY WAREHOUSE, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 5 day of January, 2023.

*Peter T. Cavallaro* (Official Notarial Seal)  
Signature of Notary

My Commission Expires: 

Notary's Printed or Typed Name



**EXHIBIT A**

Legal Description

BEING ALL OF NEW LOT 1 CONTAINING 2.60 ACRES AS SHOWN ON THE PLAT  
RECORDED IN PLAT BOOK 194, PAGE 30, DURHAM COUNTY REGISTRY.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. General and special taxes and assessments for calendar year 2023 and subsequent years, not yet due and payable.
2. Easements and any other facts as shown on plat recorded in Plat Book 194, Page 30, Durham County Registry, as approximately shown on the Liberty Warehouse Apartments ALTA/NSPS Land Title Survey prepared by the John R. McAdams Company, Inc. dated December 7, 2022, last revised December 13, 2022, identified as Project Number CBR22001 (the "Survey").
3. Party Wall and Easement Agreement by and between Liberty Warehouse Apartments, LLC, a North Carolina limited liability company and City of Durham, recorded in Book 7545, Page 763, as affected in Book 7633, Page 481, Durham County Registry and Book 8186, Page 939, Durham County Registry, as approximately shown on the Survey.
4. Easement and Memorandum Agreement by and between LW Apartments, LLC and Time Warner Cable Enterprises LLC, recorded in Book 7852, Page 226, Durham County Registry.
5. Fire Separation Easement Agreement by and between LW Apartments, LLC, a Delaware limited liability company and City of Durham, recorded in Book 7677, Page 174, Durham County Registry.
6. Easement to Duke Energy Carolinas, LLC a North Carolina limited liability company recorded in Book 7938, Page 328, Durham County Registry.
7. Right of tenants in possession, as tenants only with no options to purchase or rights of first offer or refusal to purchase under unrecorded leases.