

Submitted electronically by AW Morris Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

Type Of Instrument: **General Warranty Deed**  
 Instrument Prepared By: **Kenneth L. Eagle, 2235 Gateway Access Point, Suite 201, Raleigh, NC 27607**  
**NO TITLE OPINION IS GIVEN TO THE GRANTEE BY THE PREPARER OF THIS DEED**  
 Hold For/Mail To: **Angela W. Morris, AW Morris Law, PLLC, 207 W. Millbrook Road, Raleigh, NC 27609**

Excise Tax \$1,108.00

Tax I.D. No.: 0444036 (out of 0428452)

**NOTE:** The Property conveyed by this Deed does **NOT** include the primary residence of the Grantor.

NORTH CAROLINA  
 WAKE COUNTY

NORTH CAROLINA  
 GENERAL WARRANTY DEED

THIS DEED is made this   1   day of March, 2017, by and between:

GRANTOR: South Lakes Investors LLC  
 Address: 100 Weston Estates Way, Cary, NC 27513

GRANTEE: Imperial Self Storage, LLC  
 Address: 106 N. Johnson Street, Suite 114, Fuquay-Varina, NC 27526

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property described as follows (hereinafter referred to as the "Property"):

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.**

The Property is conveyed subject to the "Declaration For SL Commercial" described on **Exhibit B** attached hereto and incorporated by reference, including any amendments and supplements thereto recorded in the Wake County, North Carolina Registry, all of the foregoing also being referred to herein as the "Declaration", and the Grantor hereby reserves for itself and its successors and assigns (including, without limitation, as applicable, any property owners association established by the Declaration, owners of other property subject to the Declaration, applicable governmental entities and utility service providers) all of the easements affecting the Property that are reserved in or established by the Declaration and that are shown on plat of the Property recorded in the Wake County, North Carolina Registry. The Property was acquired by Grantor by instrument recorded in the Wake County Registry in Book 14212, Page 2279.

TO HAVE AND TO HOLD the Property 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 Property in fee simple, has the right to convey same in fee simple, that the title thereto 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 stated on **Exhibit B** attached hereto and incorporated by reference.

(m:south lakes\sale to imperial storage\deed1)