

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Dec 22 04:09 PM
Book: 9570 Page: 749
NC Rev Stamp: \$ 12400.00 Fee: \$ 26.00
Instrument Number: 2021065341
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$12,400.00

Parcel Identifier No. 105148, 105153, 105154, 105155, 105156 Verified by _____ County on the ____ day
of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument prepared by: **David S. Kennett, Esq.**

Brief description for the Index: _____

THIS DEED made as of the 21st day of December, 2021, by and between

GRANTOR	GRANTEE
ERWIN DISTRIBUTING CORPORATION, a North Carolina corporation P. O. Box 1971 Durham, NC 27702	RRPVI WASHINGTON DURHAM LP. a North Carolina limited partnership 127 W. Worthington Ave., Suite 290 Charlotte, NC 28203

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 Burlington, Burlington Township, Alamance County, North Carolina and more particularly described as follows:

BEING all of Lots A, B and C as shown on plat entitled, "Boundary Survey Showing Property of Norfolk Southern Railway Company" recorded in Plat Book 193, Page 233, Durham County Registry.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 7546, Page 108.

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


A map showing the above described property is recorded in Plat Book 193 page 233.

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 Schedule I

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

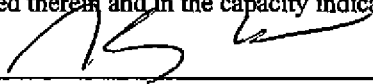
ERWIN DISTRIBUTING CORPORATION
a North Carolina corporation

By: , President (SEAL)
Daniel A. Erwin, President

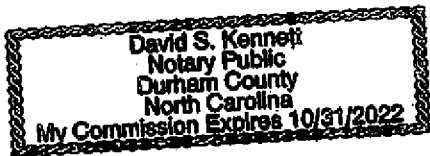
Durham County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Daniel A. Erwin

Date: 12/21/2022


David S. Kennett, Notary Public
(Printed Name)

(Seal)



My commission expires: 10/31/2022

SCHEDULE I

1. [INTENTIONALLY DELETED]

2. Taxes or assessments for the year 2022, and subsequent years, not yet due or payable.

3. The following matter(s) disclosed by survey entitled "ALTA/NSPS Land Title Survey Prepared for: Ram Realty Advisors" by Justin F. Cloninger, P.L.S. of R.B. Pharr & Associates, P.A., dated September 8, 2020, last revised November 25, 2020 (the "Survey"):

(a) service utilities; (b) ; (c) encroachment of retaining wall; (d) encroachment of elevated concrete pad; (e) encroachment of old wire fence; (f) encroachment of container, planter, and outdoor dining space; (g) tanks; (h) monitoring wells; (i) fuel station; (j) encroachment of paving/ parking along southern boundary line;

4. The correctness of the square footage/acreage computation contained in the description of the Land is not insured.

5. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 193, page 233; and Plat Book 197, page 9.

6. Notice of Residual Petroleum recorded in Book 8050, page 555.

7. Rights of way for railroad, switch tracks, spur tracks, railway facilities, easements, and other related interests, if any, on and across the Land, and as shown on the Survey.

8. [INTENTIONALLY DELETED]