

Register of Deeds
Sharon A. Davis
Durham County, NC

07/21/2022 09:50:51AM

BT: OPR B: 9745 P: 103 Pages: 6

DEED - DEED

Fee: \$22,426.00 Excise Tax: \$22400.00

INSTRUMENT #2022029841

Tonya Redfearn

Excise Tax: **22,400.00**

Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No. 230664
Verified by _____ County on the _____ day of _____, 2022
by _____

This instrument was prepared by Tony Setzer, Esquire, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204 (without benefit of title)

Mail after recording to: Grantee

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

THIS DEED made this 18th day of July 2022, by and between

GRANTOR	GRANTEE
SCANNELL PROPERTIES #502, LLC, an Indiana limited liability company 8801 River Crossing Blvd., Suite 300 Indianapolis, IN 46240	CRYO-CELL INTERNATIONAL, INC., a Delaware corporation 700 Brooker Creek Blvd., Ste. 1800 Oldsmar, FL 34677

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 Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein.

The property hereinabove described was originally acquired by Grantor by instruments recorded in the Durham County Registry as follows: Deed Book 9499, Page 191 as Instrument No. 2021053185.

The property herein conveyed does not include the primary residence of Grantor.

A map showing the above described property is recorded in the Durham County Registry as follows: Plat Book 201, Pages 9 through 13 and Plat Book 205, Pages 231 through 234.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all buildings, improvements, fixtures, easements, tenements, hereditaments, and privileges and appurtenances of every kind or nature thereto belonging to the Grantee in fee simple.

And 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 solely against the lawful claims of all persons claiming by, under or through Grantor, other than the matters specifically listed on **Exhibit B** attached hereto.

[Signature Page to Follow]

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

GRANTOR:

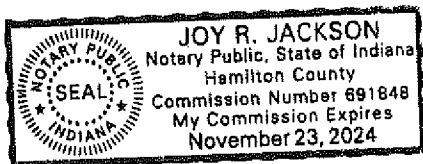
SCANNELL PROPERTIES #502, LLC,
an Indiana limited liability company

By: 
Marc D. Pfling, Manager

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public, in and for said County and State, personally appeared Marc D. Pfling, known by me to be the Manager of Scannell Properties #502, LLC, an Indiana limited liability company, who acknowledged execution of the foregoing instrument for and on behalf of said limited liability company.

WITNESS my hand and notarial seal this 14th day of July, 2022.



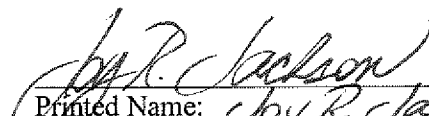
, Notary Public
Printed Name: Joy R. Jackson
My Commission Expires: 11/23/24
My County of Residence: Hamilton
My Commission Number: 691848

EXHIBIT "A" TO DEED

LEGAL DESCRIPTION OF PROPERTY

All that certain lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows:

LOT 5 OF THE FINAL SUBDIVISION, RECOMBINATION AND EASEMENT PLAT OF REGIONAL COMMERCE CENTER LOTS 3, 4 & 5, AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 205, PAGES 231 THROUGH 234, DURHAM COUNTY REGISTRY, AS PREPARED BY DAN GREGORY, P.L.S. OF BASS, NIXON & KENNEDY, INC.

EXHIBIT "B" TO DEED

PERMITTED EXCEPTIONS

1. Taxes for the year 2022, which are a lien, but not yet due and payable, and all subsequent years.
2. Easements and any other facts as shown on plat recorded in Book 205, Page 231-234, Durham County Registry.
3. Easements and any other facts as shown on plat recorded in Book 203, Page 206-207, Durham County Registry.
4. Easements and any other facts as shown on plat recorded in Book 201, Page. 9-13, Durham County Registry.
5. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Easements, Covenants and Restrictions for Regional Commerce Center, recorded in Book 8700, Page 477; as amended in 8755-576; as further amended in 8861-827; as further amended in 9033-948; and as further amended in 9503-401; as affected by Assignment of Developer's Rights Under Declaration of Easements, Covenants and Restrictions in 9503-584, Durham County Registry.
6. Utility Easement to Public Service Company of North Carolina, Incorporated, a South Carolina corporation, dba Dominion Energy North Carolina recorded in Book 9048, Page 907, Durham County Registry.
7. Access Easement & Utility Easement to Regional Warehouse Group, LLC recorded in Book 5830, Page 222, Durham County Registry.
8. Deed of Easement to City of Durham, a North Carolina municipal corporation recorded in Book 1744, Page 669, as depicted in Plat Book 126, Page 138; as affected by Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements in 1510-958., Durham County Registry.
9. Easement to City of Durham, a municipal corporation recorded in Book 357, Page 16; as depicted in Plat Book 63, Page 56, Durham County Registry.
10. Easement to Duke Power Company, its successors and assigns recorded in Book 300, Page 105, Durham County Registry.
11. Easements and any other facts as shown on plat recorded in Book 179, Page 61, Durham County Registry.
12. Easement to Duke Energy Carolinas, LLC, a North Carolina limited liability company recorded in Book 9530, Page 640, Durham County Registry.
13. Access and Sanitary Sewer Easement Agreement to Scannell Properties #502, LLC, an Indiana limited liability company recorded in Book 9503, Page 591 and re-recorded in 9514-793, Durham County Registry.

14. The facts, rights, interests or claims arising out of the following matters shown on ALTA/NSPS Land Title Survey prepared by Dan Gregory of Bass, Nixon & Kennedy, Inc., dated April 14, 2022, last revised *, 2022, Job No. 17150: fire hydrant on the Land.

***July 15**