

2021024062 00078

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1500.00

PRESENTED & RECORDED
 05/07/2021 10:46:29 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3607
PG: 4482 - 4484

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,500.00

Parcel Identifier No. 6803-79-9726.000 Verified by Forsyth County on the ___ day of _____, 2021

By: _____

Return to: Grantee.

Prepared by (without title examination): Stephen C. Pritchard, Isaacson Sheridan
804 Green Valley Rd., Ste. 200, Greensboro, NC 27408

Brief description for the Index: Lot 1C, PB 53, Page 20

THIS DEED made this 4th day of May, 2021, by and between:

GRANTOR	GRANTEE
HILLCREST PROPERTY DEVELOPMENT, LLC, a North Carolina limited liability company	COASTAL MINI STORAGE OF CAPE FEAR, LLC, a North Carolina limited liability company 324 Greenville Avenue Wilmington, NC 28403

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 Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3002, Page 2039.

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

A map showing the above-described property is recorded in Plat Book 53, Page 20.

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: All restrictions, easements and covenants of record, and ad valorem taxes for the current year.

submitted electronically by "Murchison, Taylor & Gibson, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

GRANTOR:

HILLCREST PROPERTY DEVELOPMENT, LLC,
a North Carolina limited liability company

By: [Signature]
Name: Michael P. Winstead, Jr.
Title: Manager

State of North Carolina - County of New Hanover

I, the undersigned Notary Public of the County of New Hanover and State of North Carolina, certify that Michael P. Winstead, Jr. personally came before me this day and acknowledged that s/he is the Manager of HILLCREST PROPERTY DEVELOPMENT, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, s/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 4th day of May, 2021.

[Signature: Leslie A. Macdonald]

My Commission Expires: 08-03-2021
(Affix Seal Below)

08-03-2021 Notary Public
Notary's Printed or Typed Name

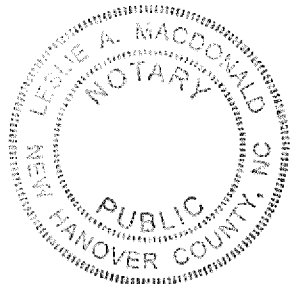


EXHIBIT A

BEING ALL of Lot 1C, Hillcrest Towne Center, Section One, "Lot 1 Revised" as per plat thereof recorded in Plat Book 53, Page 20 in the Office of the Register of Deeds of Forsyth County, North Carolina.