

2023032446 00051

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$4510.00

PRESENTED & RECORDED
09/21/2023 11:48:48 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3773
PG: 4132 - 4136

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,510.00

Parcel Identifier No. 6886-44-5499.000

Verified by _____ County on the ____ day of _____, 20__

By:

Mail to: Grantee

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange.

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lots 3 & 4B Block 2119 Burke Street DB 2115 PG 762

THIS DEED made the ____ day of _____, 2023, by and between

GRANTOR	GRANTEE
<p>Nelson Properties, LLC, <i>an Illinois limited liability company</i></p> <p>Grantor Address: 632 West Roosevelt Road Chicago, IL 60607</p>	<p>City Storage Kernersville LLC, <i>a North Carolina Limited Liability Company</i></p> <p>Property Address: 118 Burke Street Kernersville, NC 27284</p> <p>Grantee Address: 616 Market Street Wilmington, NC 28401</p>

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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described is not the primary residence of the Grantors.

Submitted electronically by "Equitas Law Partners LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title 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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Nelson Properties, LLC, an Illinois Limited Liability Company

By: [Signature] (SEAL)
Richard Nelson, Manager

By: [Signature] (SEAL)
Felice Nelson, Manager

STATE OF ILLINOIS
COUNTY OF COOK

I, Ivy Lau, a Notary Public, certify that Richard Nelson and Felice Nelson, Managers of Nelson Properties, LLC personally came before me this day and acknowledged that they are Managers of Nelson Properties, LLC, a Limited Liability Company, and that they, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 19 day of September, 2023.

[Signature]
Official Signature of Notary
Printed or typed name of Notary Ivy Lau

My Commission Expires: December 08, 2025

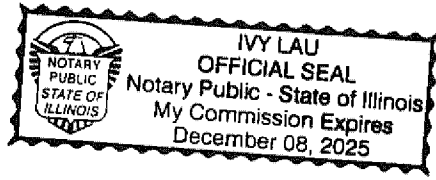


Exhibit "A"**Property of City Storage Kernersville LLC, a North Carolina Limited Liability Company
118 Burke Street****118 Burke Street - 6886-44-5499.000***Tax Lot 3 of Block 2119 and a portion of Tax Lot 4B of Block 2119 Southeast side of Burke Street*

Lying and being in the Kernersville Township of Forsyth County North Carolina, being known as Tax Lots 3 and a portion of Tax Lot 4B of Tax Block 2119, and beginning at an existing right of way monument located at the intersection of the Northeast right of way of Bodenhamer Street and the Southeast right of way of Burke Street. Said right of way monument being the point of BEGINNING. Running thence from said right of way monument along a curve to the right at the intersection of the Northeast right of way of Bodenhamer Street and the Southeast right of way of Burke Street with an arc of 30.76', a radius of 25' and a chord with a bearing and distance of N 31°24'09" E 28.85' to an iron found in the Southeast right of way of Burke Street; thence with the Southeast right of way of Burke Street N 66°28'24" E 139.34' to an iron found in the Southeast right of way of Burke Street; continuing thence with the Southeast right of way of Burke Street N 69°33'40" E 48.98' to an iron found in the Southeast right of way of Burke Street; thence with the Southeast right of way of Burke Street N 69°69'47" E 210.38' to an iron found in the Southeast right of way of Burke Street; thence continuing with the Southeast right of way of Burke Street N 70°48'12" E 243.19' to an iron found in the Southeast right of way of Burke Street; thence leaving the right of way of Burke Street S 34°59'40" E 149.93' to an iron found shared by Tax Lot 4F of Tax Block 2119, Tax Lot 1F of Tax Block 2119, and Tax Lot 4B of Tax Block 2119; thence S 45°48'33" W 391.33' to an iron found in a common line of Tax Lot 2 Block 2119, Tax Lot 1E of Tax Block 2119, and Tax Lot 4B of Tax Block 2119, thence with a common line of Tax Lot 2 of Tax Block 2119 N 33°08'26" W 100.50' to an iron found also being a common corner of Tax Lot 2 and Tax Lot 4B; thence with another common line of Tax Lot 2 S 47°03'52" W 276.87' to an iron found at a common corner with Tax Lot 2 and Tax Lot 4B; thence S 47°03'52" W 5.00' to a point in the Northeast right of way of Bodenhamer Street; thence with the Northeast right of way of Bodenhamer Street N 32°21'38" W 258.61' to an iron found in the Northeast right of way of Bodenhamer Street; thence along a curve in the Northeast right of way of Bodenhamer Street with an arc distance of 41.81', a radius of 696.197' and a chord bearing and distance of N 31°17'14" W 41.80' to the right of way monument at the point and place of beginning.

The above described property contains 163,247 square feet (3.7476 Acres) and is known as Tax Lot 3 of Tax Block 2119 and the portion of Tax Lot 4B of Block 2119 located on the Southeast side of Burke Street.

Portion of Tax Lot 4B of Block 2119 North East side of Burke Street

Lying and being in the Kernersville Township of Forsyth County North Carolina and known as a portion of Tax Lot 4B of Tax Block 2119 beginning at an pk nail placed in the East right of way of King Street and the Northwest right of way of Burke Street, said pk nail placed also being known as the point and place of BEGINNING.

Running thence with the East right of way of King Street N 25°30'47" W 49.55' to an iron found in a common corner with Tax Lot 12 of Tax Block 2119 and Tax Lot 4 of Tax Block 2119, thence with the common line of Tax Lot 12 N 65°35'26" E 187.41' to an iron found at the common corner of Tax Lot 12 of Tax Block 2119, Tax Lot 1J of Tax Block 2119 and Tax Lot 4B of Tax Block 2119; thence S 25°48'09" E 58.90' to an iron found in a common line of the Tax Lots 1J and Tax Lot 4B of Tax Block 2119; thence S 25°47'18" E 5.55' to an iron found in the Northwest right of way of Burke Street; thence with the Northwest right of way of Burke Street S 70°07'07" W 188.61' to an iron found at the point and place of Beginning.

The above described property contains 10,687 square feet (0.2453 Acres) and is known as the portion of Tax Lot 4B of Tax Block 2119 that is located on the Northwest side of Burke Street.

The above given descriptions are based on a map prepared by Kale Engineering, titled Boundary Survey For Nelson Properties, LLC, dated 5/1/00, and numbered 2000030.