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FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$20000.00

PRESENTED & RECORDED
12/28/2023 03:14:52 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3787
PG: 1878 - 1881

STATE OF NORTH CAROLINA

SPECIAL WARRANTY DEED

COUNTY OF FORSYTH

Prepared by: MURCHISON, TAYLOR & GIBSON, PLLC (DGM)
1979 Eastwood Road, Suite 101, Wilmington, NC 28403

Return to: COLE SCHOTZ P.C.
25 Main Street, Hackensack, NJ 07601
Attention: John S. Stewart, Esq.
Matter No.: 55174-0344

Excise Tax: \$20,000.00

Parcel ID: 6803-79-9726

THIS NORTH CAROLINA SPECIAL WARRANTY DEED (this "Deed") is made as of the 21st day of December, 2023, by:

GRANTOR: COASTAL MINI STORAGE OF CAPE FEAR, LLC, a North Carolina limited liability company, with an address of: 324 Greenville Avenue, Wilmington, North Carolina 28403

in favor of

GRANTEE: PRIME STORAGE WINTERHAVEN WINSTON SALEM, LLC, a Delaware limited liability company, with an address of: 83-85 Railroad Place, Saratoga Springs, New York 12866

WITNESSETH:

THAT, for valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to all covenants, easements, restrictions, and other matters of record, all that certain lot or parcel of land, together with the buildings and improvements thereon erected, situated,

Submitted electronically by "Womble Bond Dickinson (US) LLP"
in compliance with North Carolina statutes governing recordable documents
#3(and the terms of the submitter agreement with the Forsyth County Register of Deeds.

lying and being in the County of Forsyth, State of North Carolina, and more particularly described in **EXHIBIT A**, attached hereto and incorporated herein by this reference (collectively, the "Property").

The Property hereinabove described was acquired by Grantor by North Carolina Special Warranty Deed, dated May 4, 2021, and recorded May 7, 2021, in the Forsyth County Register of Deeds in Book 3607, Page 4482.

TO HAVE AND TO HOLD the aforesaid Property unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to all covenants, easements, restrictions, and other matters of record.

And Grantor hereby warrants that Grantor has done nothing to impair such title as Grantor received, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities claiming by, under or through Grantor, subject, however, to all covenants, easements, restrictions, and other matters of record.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

The Property described herein __ **does** **does not** include the primary residence of the Grantor.

[SIGNATURE AND NOTARY ACKNOWLEDGMENT FOLLOW]

IN WITNESS WHEREOF, the Grantor has duly executed this Special Warranty Deed, under seal, as of the date and year first set forth above.

GRANTOR:

COASTAL MINI STORAGE OF CAPE FEAR, LLC

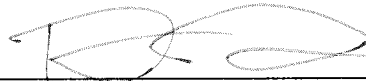
By:  (SEAL)
Name: Robert M. High
Title: Manager

STATE OF NORTH CAROLINA

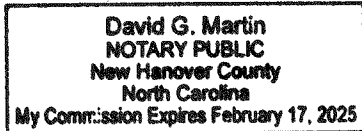
COUNTY OF NEW HANOVER
(State and County where acknowledgement taken)

I, DAVID G. MARTIN, a Notary Public, hereby certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert M. High.

Witness my hand and official seal or stamp, this 19 day of December, 2023.



Notary Public



DAVID G. MARTIN

[Notary's printed name as name appears on seal]

My commission expires: 2/17/25

(Affix official seal or stamp above)

EXHIBIT A

Lying and being situate in Forsyth County, NC, and being more particularly described as follows:

Being all of Lot(s) 1C, Hillcrest Towne Center, Section One, "Lot 1 Revised", according to the plat thereof recorded in Plat Book 53, Page 20, in the Office of the Register of Deeds of Forsyth County, NC.

TOGETHER WITH a 26' Private Access Easement known as Winterhaven Lane as shown on Plat Book 53, Page 20, Forsyth County Registry.