

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2022 Mar 23 03:35 PM NC Rev Stamp: \$ 8730.00  
Book: 4130 Page: 881 - 883 Fee: \$ 26.00  
Instrument Number: 2022006167

HARNETT COUNTY TAX ID #  
010513 0182

03-23-2022 BY: AG

Prepared by: David F McRae, Attorney at Law, 65 Bain Street, Lillington, NC 27546

Excise Tax: \$8,730.00

NORTH CAROLINA,

HARNETT COUNTY

**SPECIAL WARRANTY DEED**

**THIS DEED**, Made and entered into this 21 day of March, 2022, by and between

**Bruce J. Howard, Jr. (aka B.J. Howard, Jr.) and spouse, Carol P. Howard**, 116 Munford

Drive, Louisburg, NC 27549, hereinafter called Grantor, and **Midgard Self Storage Spring Lake**

**NC, LLC**, a Delaware limited liability company, as to a 42.69% interest as tenant in common,

**Storage Partners Conway Holdco Spring Lake Exchange, LLC**, a Delaware limited liability

company, as to a 36.60% interest as tenant in common, **Murrells Inlet Two Holdco Spring**

**Lake Exchange, LLC**, a Delaware limited liability company, as to a 17.68% interest as tenant in

common, , and **Spring Lake Self Storage Holding LLC**, a Delaware limited liability company,

as to a 3.03% interest as tenant in common, with an address at c/o Reliant Real Estate

Management LLC, 1146 Canton Street, Roswell, Georgia, 30075, hereinafter called Grantee;

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.

Mail after recording to:

Harbor City Title Insurance Agency of NC, Inc.  
6201 Fairview Road, Suite 325  
Charlotte, NC 28210 File # 2112 2624

Submitted electronically by "Harbor City Title Insurance Agency of NC, Inc." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

**WITNESSETH:**

That said 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 **Anderson Creek Township, Harnett County**, North Carolina, and more particularly described as follows:

Parcel ID No.: 010513 0182

BEGINNING at a stake in the western margin of North Carolina Highway No. 210, corner with the lands of W. S. Wellons, and runs thence with the line of Wellons, North 55 degrees 33 minutes West 298.76 feet to an existing iron pipe; thence North 82 degrees 11 minutes West 70 feet to an iron pipe thence North 78 degrees 15 minutes West 59 feet to a stake, corner with A. T. Faust; thence with the line of Faust and Jerry D. Lee, North 35 degrees 42 minutes East 582.88 feet to a stake, another corner with Lee; thence North 55 degrees 28 minutes West 37.54 feet; thence North 38 degrees 41 minutes East 178.40 feet; thence South 55 degrees 35 minutes East 128.70 feet to an existing iron pipe in the line of A. T. Faust; thence with the line of Faust, South 34 degrees 45 minutes West 176 feet to an existing iron pipe; thence with another line of Faust, South 55 degrees 15 minutes East 302.50 feet to a stake in the western margin of North Carolina Highway No. 210; thence with the western margin of North Carolina Highway No. 210, South 34 degrees 45 minutes West 529.0 feet to the point and place of BEGINNING, and containing 5.61 acres, more or less, according to an actual survey by Associated Mapping, Inc., in August, 1980.

LESS AND EXCEPT:

FIRST TRACT: BEGINNING at an existing iron pipe, north-west corner of A.T. Faust lot and in the line of B.J. Howards, and runs thence with the line of B. J. Howard, North 56 degrees 41 minutes West 103.43 feet and thence with the line of Jerry Lee, North 55 degrees 28 minutes West 37.54 feet to a corner with Jerry D. Lee; thence North 38 degrees 41 minutes East 178.44 feet to an iron stake, corner with VFW; thence with the line of VFW, South 55 degrees 35 minutes East 128.70 feet to an iron pipe in the line of Faust; thence with the line of Faust, South 34 degrees 45 minutes West 176 feet to the point and place of BEGINNING, and containing 0.55 acres, more or less, according to an actual survey by Mickey R. Bennett, in February, 1981, and reference is made to a plat which is attached hereto and incorporated by reference.

This is all of the remaining real estate of B. J. Howard and Sons, Inc, in Anderson Creek Township, Harnett County, North Carolina.

**This is the same property conveyed to B. J. Howard, Jr. by Bruce J. Howard and Son,**

Inc, in Deed dated August 7, 1980, and recorded in Book 721, Page 274-275, Harnett County Registry.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto 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 title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed by its duly authorized officer and agent, the day and year first above written.

Bruce J. Howard, Jr. (SEAL)  
Bruce J. Howard, Jr.

Carol P. Howard (SEAL)  
Carol P. Howard

STATE OF NORTH CAROLINA  
COUNTY OF Harnett

I, Jessica Capri-Giles a Notary Public of the County and State aforesaid, certify that Bruce J. Howard, Jr. and Carol P. Howard personally came before me this day and acknowledged that he executed the foregoing instrument.

Witness my hand and official stamp or seal, this 21<sup>st</sup> day of March, 2022.



Jessica Capri-Giles  
Signature of Notary Public

Jessica Capri-Giles  
Printed Name of Notary Public

My commission expires: 7/16/2024