



\$49,626.00

7

This deed was prepared by:

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One Oxford Centre
301 Grant Street, 20th Floor
Pittsburgh, PA 15219

Jason P. Wrona
Jason P. Wrona, Esq.

REALTY TRANSFER FEES \$49,626.00
COUNTY RECORDING FEES \$100.00
TOTAL PAID \$49,726.00

DEED

AUGUST

AUG 06 2012

CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2012082683
RECORDED ON
AUG 07, 2012
2:50:13 PM
BOOK: 08-3963
PAGE: 5891
Total Pages: 7

This Deed is dated as of July 19, 2012, to be effective as of ~~July~~ 1, 2012,

BETWEEN

MOORE SELF STORAGE NEW JERSEY, L.L.C., a New Jersey limited liability company, whose address is c/o Lynrose Company, 411 Seventh Avenue, Suite 1425A, Pittsburgh, Pennsylvania 15219;

referred to as the Grantor.

AND

AMSDELL STORAGE VENTURES IV, LLC, a Delaware limited liability company, whose address is 20445 Emerald Parkway Drive, SW, Suite 400, Cleveland, Ohio 44135;

referred to as the Grantee.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Four Million Three Hundred Ten Thousand and 00/100 Dollars (\$4,310,000.00).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Neptune Township
Block No. 161 Lot No. 80-86

Property. The property consists of the land and the buildings and structures on the land in the Township of Neptune, County of Monmouth and State of New Jersey. The legal description is:

SEE ATTACHED EXHIBIT "A"

The Street address of the Property is: 1109 Ninth Avenue, Neptune, New Jersey 07753.

UCS 529714
Record and return:
FIR FIRST AMERICAN TITLE
P.O. Box 327
Plainsboro, NJ 08538-0327
Ac # 27

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

WITNESS/ATTEST:

MOORE SELF STORAGE NEW JERSEY, L.L.C.,
a New Jersey limited liability company

Michele Smyke
Title: PROJECT ANALYST

By: Lynrose Company, a Pennsylvania
limited liability company,
its sole manager

[Signature]
By: _____
Name: Michael R. Bozzone
Title: President

COMMONWEALTH OF PENNSYLVANIA:
: SS
COUNTY OF ALLEGHENY :

I CERTIFY that on July 19, 2012, Michael R. Bozzone, as President of Lynrose Company, a Pennsylvania limited liability company, as sole manager of Moore Self Storage New Jersey, L.L.C., personally came before me and stated to my satisfaction that he:

(a) personally signed the attached document as President of Lynrose Company, a Pennsylvania limited liability company, as sole manager of Moore Self Storage New Jersey, L.L.C.; and

(b) was authorized to, and did, execute this instrument as his act and deed as President of the entity named in this instrument.

(c) This Deed was made for \$4,310,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

Donna M. Pacak
Notary Public

My commission expires: 10/4/2015

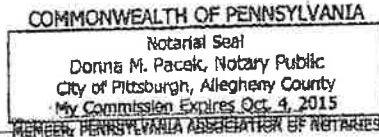


Exhibit A

Real property in the Township of Neptune, County of Monmouth, State of New Jersey, described as follows:

BEGINNING AT A POINT in the southerly line of Tenth Avenue (66' R.O.W.). Said point being 266.46 feet from the intersection of the aforesaid southerly line of Tenth Avenue with the easterly line of N.J.S.H. Route 35, a/k/a Atkins Avenue: (R.O.W. varies): AND RUNNING THENCE

1. S 67°-30'-00" E along the aforesaid southerly line of Tenth Avenue, 286.21 feet to a point in the westerly line of Memorial Drive, (Monmouth County Route 40-A) a/k/a Railroad Avenue (R.O.W. varies); thence
2. Along the aforesaid westerly line of Memorial Drive on a curve to the left having a radius of 1,332.00 feet and an arc length of 156.91 feet to a point; thence
3. S 26°-12'00" W still along the aforesaid westerly line of Memorial Drive, a distance of 76.82 feet to an angle point; thence
4. S 06°-26'-13" W still along the aforesaid westerly line of Memorial Drive, a distance of 69.23 feet to a point being the intersection of the westerly line of Memorial Drive with the northerly line of Ninth Avenue (80' R.O.W.); thence
5. N 67°-30'-00" W along the aforesaid northerly line of Ninth Avenue 364.55 feet to a point; thence
6. N 15°-17'-20" E, a distance of 151.19 feet to a point; thence
7. S 67°-30'-00" E, a distance of 83.28 feet to a point; thence
8. N 22°-30'-00" E, a distance of 150.00 feet to the point and place of beginning.

UNDER AND SUBJECT TO all (a) zoning and/or restrictions and prohibitions imposed by governmental authorities; (b) restrictions and easements that an accurate survey would disclose; and (c) taxes and assessments that are a lien, but not yet due and payable.

FURTHER UNDER AND SUBJECT TO the conditions and restrictions set forth in that certain Deed Notice by Grantor (f/k/a Memorial Drive Self Storage, L.L.C.) dated October 18, 1999, and recorded on October 28, 1999, at Deed Book 5874, Page 32 in the Clerk's Office of Monmouth County (the "Restrictions"), Section 5 thereof requires the Grantee take the property described herein subject to the Restrictions and not to violate any conditions of the Deed Notice.

BEING the same property conveyed to Grantor (f/k/a Memorial Drive Self Storage, L.L.C.) pursuant to that certain Deed by San Mark Realty, Inc. dated June 5, 1997, and recorded on June 9, 1997, at Deed Book 5610, Page 864 in the Clerk's Office of Monmouth County and consolidated pursuant to that certain Deed by Grantor (f/k/a Memorial Drive Self Storage, L.L.C.) to itself dated May 27, 1999, and recorded on May 28, 1999, at Deed Book 5827, Page 66 in the Clerk's Office of Monmouth County.

NOTE: FOR INFORMATION ONLY: Being Lot(s) 80, Block(s) 161; Tax Map of the Township of Neptune, County of Monmouth, State of New Jersey.