

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Dec 21 03:28 PM NC Rev Stamp: \$ 2800.00
Book: 8335 Page: 117 Fee: \$ 26.00
Instrument Number: 2017045128
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$2,800.00** Parcel Identifier No. **213218**
Prepared by: Nikhil Vyas, Esq., Vyas Realty Law, 1001 Navaho Dr. (Suite 205), Raleigh, NC 27609
Mail after recording to: Grantee

THIS DEED made this 21st day of December 2017 by and between:

GRANTOR

REVOLUTION MAIN STREET, LLC, a North Carolina Limited Liability Company
Mailing Address: 7200 Falls of Neuse Road Suite 303, Raleigh, NC 27615

GRANTEE

WINTER RYE PROPERTIES, LLC, a North Carolina Limited Liability Company
Mailing Address: 4740 Orange Grove Road, Hillsborough, NC 27278
Property Address: 109 W. Main St. (Suite C01), Durham, NC 27701

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 and more particularly described as follows:

All that certain land lying and being in Durham County, North Carolina and being more particularly described as follows:

Being all of that condominium unit designated as Unit C1 of Baldwin Lofts Condominium as more particularly described in the Declaration of Baldwin Lofts Condominium recorded in Deed Book 6695, Page 221, Durham County Registry, and on the plats and plans recorded in Condominium Plat Book 12, Pages 15 through 37, inclusive, as amended by that First

submitted electronically by "Vyas Realty Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

Amendment to Declaration of Baldwin Lofts Condominium recorded in Book 6869, Page 301, Durham County Registry and those plat and plans recorded in Condominium Book 12, Pages 69 through 73, inclusive; together with an undivided interest in the common elements of said condominium as more particularly set forth in the Declaration of Condominium, which undivided interest shall automatically change in accordance with the Declaration of Condominium as the same may be amended. Unit C1 is comprised of a portion of the space in the first floor of the building and a portion of the space in the basement floor of the building as more particularly shown in the afore-described plats and plans.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7078, Page 700, DURHAM County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 15-37, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

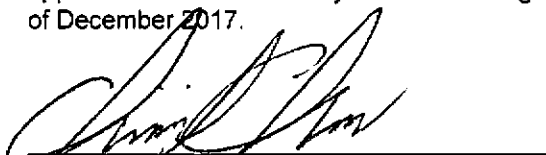
[signatures to follow]

REVOLUTION MAIN STREET, LLC, a North Carolina Limited Liability Company


By: David Urben, managing member

STATE of NORTH CAROLINA
COUNTY of WAKE

I, Nikhil Vyas, a Notary Public of aforesaid County and State, do hereby certify that David Urben, managing member of REVOLUTION MAIN STREET, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on this 21st day of December 2017.


Notary Public

My Commission Expires: 7.10.2019

(SEAL)

