

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Apr 02 01:08 PM NC Rev Stamp: \$ 4700.00
 Book: 8395 Page: 122 Fee: \$ 26.00
 Instrument Number: 2018010670
 DEED

Excise Tax \$4,700.00

Parcel Identifier No. **0759-04-63-5852 and 0759-04-63-2980**

Verified by County on the day of, 2018
 by.....

Mail after recording to Grantee

This instrument prepared by Donna R. Cohen (without benefit of title examination)

Brief description for the Index **107 Page Road and 115 Page Point Circle, Durham, North Carolina**

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 19th day of March, 2018, by and between

GRANTOR	GRANTEE
TOPPY PAGE, LLC, A North Carolina Limited Liability Company 4441 Six Forks Road Suite 106, #162 Raleigh, NC 27609	CAT TREE CASTLES, LLC, a North Carolina Limited Partnership 115 Page Point Circle Durham, NC 27703

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 the City of Durham, Oak Grove Township, DURHAM County, North Carolina and more particularly described as follows:

Tract 1 (107 Page Road, Durham, NC 27703):

BEING all of Lot 2, containing approximately 1.35 acres, as shown on that map entitled "Recombination Plat Prepared for Coryea Properties, LLC Page Pointe Center – Lots 1 & 2," prepared by Aiken & Yelle Associates, P.A., dated July 1, 1999 and recorded in Map Book 144, Page 25, Durham County Registry.

Tract 2 (115 Page Point Circle, Durham, NC 27703):

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

BEING all of Lot 3, Section 1, Page Pointe Centre Subdivision, as shown on map recorded in Map Book 129, Page 95, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in

Durham County Deed Book 7324, Page 110

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

Ad valorem taxes for the year 2018 and subsequent years not yet due and payable; all easements, covenants and restrictions of public record.

No part of the subject real property was Grantor's principal residence.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

TOPPY PAGE, LLC, a North Carolina limited liability company

By: Cassandra D. Simon
Cassandra D. Simon, Member/Manager

SEAL-STAMP

NORTH CAROLINA, COUNTY OF WAKE

**Donna R. Cohen
Notary Public
Wake County, NC**

I, Donna R. Cohen, a Notary Public in and for said County and State, do hereby certify that Cassandra D. Simon, Member/Manager of Toppy Page, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of and as authorized by the aforesaid limited liability company. Witness my hand and notarial seal, this the 14th day of March, 2018.

My commission expires: 4/21/2018 Donna R. Cohen Notary Public

The foregoing Certificate(s) of
..... is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.