

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Apr 08 10:53 AM NC Rev Stamp: \$ 450.00
Book: 7905 Page: 839 Fee: \$ 26.00
Instrument Number: 2016010475
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$450.00** Recording Time, Book and Page
Tax Map No. Parcel Identifier No. 213212

Mail after recording to: GRANTEE @ 109 W. MAIN STREET, #302, DURHAM, NC 27701
This instrument was prepared by: Arges Law Firm, P.C. (James M. Arges/fmch)

THIS DEED made this **5th** day of APRIL, 2016 by and between

GRANTOR

TERESA HUNT, A SINGLE PERSON

GRANTEE

LAUREN WINNER

109 W. MAIN STREET, #302, 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:

SEE EXHBIT "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7115 Page 251, DURHAM County Registry. A map showing the above described property is recorded in Condominium Plat Book 12, Page 15-37, DURHAM County Registry.

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

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

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:

- 1. 2016 and subsequent years taxes
- 2. Easements, rights of way and restrictions of record

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, 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.

Teresa Hunt

TERESA HUNT

North Carolina STATE
Durham COUNTY

I, Elissa G. Rumer, a notary public, certify that TERESA HUNT, A SINGLE PERSON, personally appeared before me this day, acknowledging to me that he/she signed the foregoing document: NORTH CAROLINA GENERAL WARRANTY DEED. Witness my hand and official stamp, this the 5th day of April, 2016.

My Commission Expires: 8/18/18

Elissa G. Rumer
Notary Public

Print Notary Name: Elissa G. Rumer

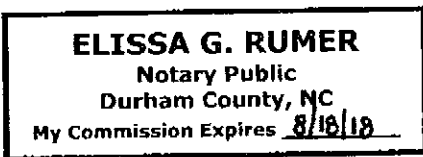


EXHIBIT "A"

BEING ALL OF THAT CONDOMINIUM UNIT DESIGNATED AS UNIT 302 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, PAGE 15 THROUGH 37, INCLUSIVE, AS AMENDED BY THAT FIRST AMENDMENT TO DECLARATION OF BALDWIN LOFTS CONDOMINIUM RECORDED IN BOOK 6869, PAGE 301, DURHAM COUNTY REGISTRY AND THOSE PLATS 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 DECLARATION OF BALDWIN LOFTS CONDOMINIUM RECORDED IN BOOK 6695, PAGE 221, DURHAM COUNTY REGISTRY, AS AMENDED, AND THE ASSOCIATED PLATS AND PLANS, AND, UNVIOLATED RESTRICTIVE COVENANTS THAT DO NOT MATERIALLY AFFECT THE VALUE OF THE PROPERTY.