

Register of Deeds  
Sharon A. Davis  
Durham County, NC  
11/07/2022 11:41:56AM  
BT: OPR B: 9815 P: 114 Pages: 3  
DEED - DEED  
Fee: \$646.00 Excise Tax: \$620.00  
INSTRUMENT #2022042887  
Tonya Redfearn

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$620.00

Parcel Identifier: **213213** Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee, 7314 Herndon Road, Durham, NC 27713

This instrument was prepared by: Bagwell Holt Smith, PA

THIS DEED made effective as of the 7th day of November, 2022, by and between

GRANTOR	GRANTEE
<b>BALDWIN LOFTS 303, LLC</b> A North Carolina limited liability company  Mailing address: 102 Calderon Drive Chapel Hill, NC 27516	<b>SURINDER SANDHU, widow</b>  109 W. Main Street, #303, Durham, NC 27701

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land, or condominium unit situated in **Durham** County, North Carolina, and more particularly described as follows:

**See Exhibit A attached and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 8918, page 800.**

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book **13, page 318.**

NC Bar Association Form No. 3 © Revised 7/2013  
Printed by Agreement with the NC Bar Association

North Carolina Bar Association – NC Bar Form No. 3  
North Carolina Association of Realtors, Inc. – Standard Form 3

submitted electronically by "Bagwell Holt Smith PA-CC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**BALDWIN LOFTS 303, LLC**  
A North Carolina limited liability company

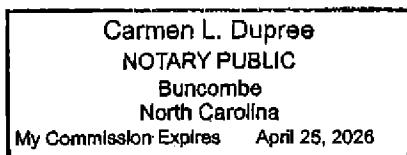
By: [Signature]  
**THERESA BENSON, Manager**

STATE OF North Carolina  
COUNTY OF Buncombe

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: **THERESA BENSON, Manager**

Date: 11/07, 2022

(Affix Official Seal below)



[Signature]  
Official Signature of Notary Public

Print Name: Carmen L. Dupree

My commission expires: 04/25/26

**EXHIBIT A**

**All that certain tract or parcel of land and being situate in Durham County, North Carolina, and being more particularly described as follows:**

**BEING all that condominium unit designated as Unit 303 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 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, as amended by that Second Amendment to Declaration of Baldwin Lofts Condominium recorded in Book 9720, Pages 450, Durham county Registry and those plats and plans recorded in Condominium Book 13, Page 318, 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.**