

Register of Deeds

Sharon A. Davis  
Durham County, NC

08/05/2022 11:39:07 AM

BT: OPR B: 9756 P: 816 Pages: 3

DEED - DEED

Fee: \$111386.00 Excise Tax: \$111360.00  
INSTRUMENT #2022031991

smarsh



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$111,360.00

Parcel No.: 225829

This instrument was prepared without benefit of title search by:  
Alexander J. Serkes, Nexsen Pruet, PLLC, 4141 Parklake Ave, Suite 200, Raleigh, NC 27612  
Mail after recording to: Grantee

Brief description for the  
Index:

Residential Master Unit A, as described in Book 8609, page 598 and as shown on  
Condominium Plat recorded in Condominium Plat Book 13, page 97.

THIS DEED is made this 4th day of August, 2022, by and between:

GRANTOR	GRANTEE
<b>Apartments at OCC, LLC</b> a Delaware limited liability company  400 W. Main Street, Suite 100 Durham, NC 27701	<b>REEP-MF One City Center NC, LLC</b> a Delaware limited liability company  51 Madison Avenue New York, NY 10010-1603

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, Durham County, North Carolina and more particularly described as follows:

Being known and designated as Residential Master Unit A (the "Unit"), as described in the Declaration of Condominium For One City Center, a Master Condominium (the "Declaration"), recorded with the Durham County Register of Deeds at Book 8609, Page 598 and as shown on the plat of One City Center, a Master Condominium recorded with the Durham County Register of Deeds at Condominium Plat Book 13, Page 97, together with the rights granted to the Unit in the Declaration.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9247, Page 110, Durham County Registry.

A map showing the above described property is recorded in Condominium Plat Book 13, page 97.

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, other than the following exceptions:


1. Interests of tenants in possession under leases for the Unit.
2. Non-delinquent liens for real estate taxes and assessments for the year 2023 and all subsequent years.
3. All laws, regulations, ordinances, and other rules of similar nature applicable to the property.
4. The Declaration, as modified by that certain Agreement Regarding Assignment of Parking Spaces recorded in Book 9019, Page 32, Durham County Registry and re-recorded in Book 9714, Page 650, Durham County Registry.
5. Building restriction lines, easements, rights of way or any other facts as shown on plat recorded in Plat Book 194, Page 53, Durham County Registry; and Condominium Plat Book 13, Pages 97 through 109, Durham County Registry.
6. Notice of Residual Petroleum recorded in Book 7985, Page 526, Durham County Registry.
7. Easement and Memorandum of Agreement with Time Warner Cable Enterprises, LLC, recorded in Book 8138, Page 709, Durham County Registry.
8. Stormwater Facility Agreement with City of Durham, recorded in Book 8507, Page 854, Durham County Registry.
9. Utility Easement to Public Service Company of North Carolina, Incorporated, recorded in Book 8578, Page 574, Durham County Registry.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized manager effective as of the day and year first above written.

[SIGNATURE PAGE FOLLOWS]

**SIGNATURE PAGE FOR SPECIAL WARRANTY DEED**

**APARTMENTS AT OCC, LLC,**  
a Delaware limited liability company

By:  (SEAL)  
Austin Hills, Authorized Person

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, the undersigned Notary Public for said County and State, certify that Austin Hills personally came before me this day and acknowledged that he is an Authorized Person of **Apartment at OCC, LLC**, a Delaware limited liability company, and that he, signed the foregoing document in the capacity indicated.

Witness my hand and official stamp or seal, this the 2<sup>nd</sup> day of August, 2022.

Cynthia J. Brogan-Brown  
Notary Public

My commission expires: 11/21/2024

