

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Jun 22 02:26 PM
Book: 9370 Page: 632
NC Rev Stamp: \$ 6500.00 Fee: \$ 26.00
Instrument Number: 2021031428
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,500.00

Parcel Identifier No. 103137 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Patrick E. Bradshaw, Bradshaw Robinson Slawter LLP, PO Box 607, Pittsboro, NC

Brief description for the Index: 115 N. Duke Street, Durham, NC

THIS DEED made this 18th day of June, 2021, by and between

GRANTOR

GRANTEE

2050 Bentley, LLC,
a California limited liability company
Post Office Box 3042
Chapel Hill, NC 27515

115 Duke Property Partners, LLC,
a North Carolina limited liability company
110 Corcoran Street, Suite 600
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 the City and County of Durham, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

Submitted electronically by "Nexsen Pruet, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.