

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 MAR 18 03:19:31 PM
BK:7892 PG:482-485
DEED
FEE: \$26.00
EXCISE TAX: \$1,056.00
INSTRUMENT # 2016008126
SMMARSH



2016008126

**NORTH CAROLINA
CONDOMINIUM WARRANTY DEED**

Excise Tax: \$ 1,056.00
Parcel Identifier No. 102838

Prepared by: Beemer, Hadler & Willett, P.A.
Return to: Grantee

THIS DEED made this _____ day of March, 2016 by and between

GRANTOR

CHURCH AND MAIN ASSOCIATES LLC
a North Carolina limited liability company
21 Glenwood Avenue, Suite 203, Raleigh, NC 27603

If checked, the property includes the primary residence of at least one of the Grantors.

GRANTEE

JOSHUA S. ALLEN,
TRUSTEE OF THE JOSHUA S. ALLEN REVOCABLE LIVING TRUST,
DATED NOVEMBER 25, 2011
130 East Main Street, Unit 201, 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, that property in the County of Durham, State of North Carolina, comprising a portion of the condominium known as CHURCH AND MAIN, a Condominium, having been established by that certain Declaration of Condominium by Church and Main Associates, LLC, a North Carolina limited liability corporation, dated November 12, 2015, and recorded November 16, 2015, in Book 7824, at Page 35, (hereinafter referred to as the "Declaration"), as amended, Durham County Registry, and those certain Plats and Plans for

CHURCH AND MAIN, a Condominium recorded in Condominium Plat Book 12, Pages 253 through 261, Durham County Registry, and more particularly described in **EXHIBIT "A"** **ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7428, Page 333, Durham County Registry.

A map showing the above described property is recorded in Condominium Map Book 12, Page 253 through 261, Durham County Registry, and referenced within this instrument.

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

- This conveyance is subject to 2015 ad valorem real property taxes;
- Easements and rights of way of record, the reservations, restrictions on use and all covenants, conditions and obligations set forth in the Declaration, and in the Articles of Incorporation and Bylaws of CHURCH AND MAIN CONDOMINIUM OWNERS ASSOCIATION, INC., which Articles of Incorporation are recorded with the North Carolina Secretary of State office, and which Bylaws are referenced in the Declaration and attached as Exhibit "D" to the Declaration. Each and all of such easements, rights-of-way, reservations, restrictions on use, and covenants, conditions, and obligations, are incorporated in this Deed by reference, and shall constitute covenants running with the Property inclusive of the Land, equitable servitudes and liens to the extent set forth in said documents as provided by law;
- Grantee, their heirs and assigns, by accepting this deed, hereby expressly assumes and agrees to be bound by and comply with all the covenants, terms, provisions and conditions set forth in this Deed, the Declaration, the Articles of Incorporation, the Bylaws and any Rules and Regulations made or adopted thereunder including, but not limited to , the obligation to make payment of assessments as called for and described in the Declaration which may be levied against the Property and Grantee's interest in the Common Elements.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANT with Grantee, their heirs and assigns, that Grantor is seized of said premises in fee; has the right to convey the same in fee simple; that said premises are free from encumbrances except as stated therein, if any; and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whatsoever, subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements contained in the aforesaid Declaration, and any amendments thereto and subject to restrictions, easements and rights-of-way of record and real property taxes for the current year.

INWITNESS WHEREOF, the Grantor has hereunto set his hand and seal, 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.

CHURCH AND MAIN ASSOCIATES LLC

By: [Signature] (SEAL)
G. Roland Gammon III, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Lisa Knox Rose, Notary Public for the County of Wake, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: G. Roland Gammon, III, Member/Manager of Church and Main Associates LLC, a North Carolina limited liability company. Witness my hand and official stamp or seal, this the 8th day of March, 2016.

[Signature]

Notary Public
My Commission Expires: 10/05/2018

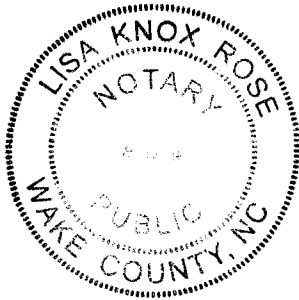


EXHIBIT "A"

BEING KNOWN and designated as Unit 201 of CHURCH AND MAIN, a condominium, having been established by that certain Declaration of Condominium by Church and Main Associates, LLC, a North Carolina limited liability company, dated November 12, 2015, and recorded November 16, 2015, in Book 7824, at Page 35, Durham County Registry (hereinafter referred to as the "Declaration"), as amended, and those certain Plats and Plans for CHURCH AND MAIN, a Condominium, recorded in Condominium Map Book 12, Pages 253 through 261, Durham County Registry.

This conveyance is subject to the Declaration, as may be amended.

Together with the undivided interest in the Common Elements allocated to said Unit by the Declaration as amended from time to time and all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration and any amendments thereto.

Subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements binding upon the Units and Unit Owners as more particularly set forth in the Declaration and any amendment thereto.