

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Jun 29 09:31 AM NC Rev Stamp: \$ 1920.00
 Book: 8455 Page: 850 Fee: \$ 26.00
 Instrument Number: 2018022458
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,920.00

Parcel Identifier 164078; Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: William A. Anderson, III, Attorney, Kennon Craver, PLLC

Brief description for the Index: Lot 8, Plat Book 147, Page 169

THIS DEED made this 28th day of June, 2018, by and between

GRANTOR	GRANTEE
JUHLIN BUILDING LLC, a North Carolina limited liability company 2705 Bexley Ave Durham, NC 27707	Ingram Family Real Estate, LLC a North Carolina limited liability company 280 S. Mangum St, Ste 350 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, parcel of land, or condominium unit situated in the City of Durham, _____ Township, Durham County, North Carolina, and more particularly described as follows (the "Property"):

BEING all of Lot 8, containing 2.195 acres, of the Page Pointe Centre Property, as recorded in Plat Book 147, Page 169, Durham County Registry.

Being commonly known as 1723 Page Road Extension, Durham NC (PID: 164078)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7829, Page 197.

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 147, page 169.


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:

See Exhibit A attached hereto and incorporated herein by reference

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

JUHLIN BUILDING LLC,
a North Carolina limited liability company


By:  (SEAL)
Evan B. Juhlin, Managing Member

Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he signed the foregoing document: Evan B. Juhlin.

Date: June 23, 2018

(Affix Official Seal below)


Official Signature of Notary Public
Notary Public

Print Name: William A. Anderson

My commission expires: 2/2/19



EXHIBIT A

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
2. Easements, setback lines, and any other matters shown on plat recorded in Plat Book 83, Page 70; Plat Book 111, Page 170; Plat Book 127, Page 6; and Plat Book 147, Page 169, Durham County Registry.
3. Special Use Permit recorded in Book 1710, Page 931, Durham County Registry.
4. Special Use Permit recorded in Book 1708, Page 15, as amended by Special Use Permit recorded in Book 1780, Page 271, Durham County Registry.
5. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Page Pointe Center recorded in Book 1974, Page 158, as amended by Amendment and Restated Declaration of Covenants, Conditions and Restrictions for Page Pointe Center recorded in Book 2761, Page 651, Durham County Registry.
6. Right of Way in favor of Duke Power Company recorded in Book 170, Page 149, Durham County Registry.
7. Right of Way in favor of General Telephone Company of the South recorded in Book 1297, Page 220, Durham County Registry.
8. Deed of Easement in favor of County of Durham recorded in Book 1310, Page 750, Durham County Registry.
9. Encroachments, overlaps, overhands, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, lack of access, violated plat building lines, or any matters not of record, which would be disclosed by an accurate survey and inspection of the land.