

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Nov 21 10:22 AM NC Rev Stamp: \$ 360.00  
Book: 8313 Page: 356 Fee: \$ 26.00  
Instrument Number: 2017041031  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$360.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Margaret S. Davis, Alexander, Miller, Schupp & Davis, L.L.P., 1526 East Franklin Street, Ste. 202, Chapel Hill,

This instrument was prepared by: Alexander, Miller, Schupp & Davis, L.L.P., 1526 East Franklin Street, Ste. 202, Chapel Hill,

Brief description for the Index: Lots 1-6

THIS DEED made this 20 day of November, 2017, by and between

GRANTOR	GRANTEE
C & P OF DURHAM, LLC	JAREK INVESTMENTS, LLC 18 W. Colony Place 110-160 Durham, NC 27705

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 of \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

See attached, exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5183 page 199.  
All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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 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:

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

C & P OF DURHAM, LLC (Entity Name) \_\_\_\_\_ (SEAL)  
Print/Type Name: \_\_\_\_\_

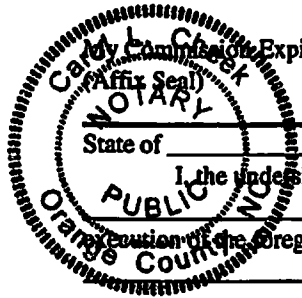
By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: S. CRAIG MORRISON \_\_\_\_\_ (SEAL)  
MEMBER & MANAGER \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

State of North Carolina - County or City of Durham  
I, the undersigned Notary Public of the County or City of Orange and State aforesaid, certify that C & P OF DURHAM, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14<sup>th</sup> day of November, 2017.



Expires: Sept. 15, 2018

Carol L. Cheek  
Carol L. Cheek Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

## Exhibit A

- TRACT 1:** Unit 130 in Building No. 100 in Colony West Professional Park, an office condominium located in the County of Durham, State of North Carolina, as designated and described in the Declaration of Unit Ownership under the provisions of Chapter 47A of the North Carolina General Statutes (the "Declaration"), dated the 17th day of September, 1986, recorded in Book 1312 at Page 537, Durham County Registry, amended in Book 1483 at Page 822, Durham County Registry, together with a 0.01763 (1.763%) undivided interest in the common areas and facilities declared therein to be appurtenant to said Unit which undivided interest shall automatically change in accordance with the terms of said Declaration and together with any additional common areas that may be provided for in Amended Declarations filed of record pursuant to the provisions of the Unit Ownership Act, in the undivided interest as set forth in such Amended Declarations, which undivided interest shall automatically be deemed to be conveyed effective on the recording of such Amended Declarations as though conveyed hereby. The land upon which the buildings and improvements are located is situated in the County of Durham, State of North Carolina and is fully described in the Declaration of Colony West Professional Park recorded in the Office of the Register of Deeds of Durham County in Book 1312 at Page 537, amended in Book 1483 at Page 822, to which reference is hereby made for a more particular description of same. The said land is also shown in Plat Book 99 at Page 186, and in Condo Drawer 4 at Page 1 in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description.
- TRACT 2:** Unit 140 in Building No. 100 in Colony West Professional Park, an office condominium located in the County of Durham, State of North Carolina, as designated and described in the Declaration of Unit Ownership under the provisions of Chapter 47A of the North Carolina General Statutes (the "Declaration"), dated the 17th day of September, 1986, recorded in Book 1312 at Page 537, Durham County Registry, amended in Book 1483 at Page 822, Durham County Registry, together with a 0.01763 (1.763%) undivided interest in the common areas and facilities declared therein to be appurtenant to said Unit which undivided interest shall automatically change in accordance with the terms of said Declaration and together with any additional common areas that may be provided for in Amended Declarations filed of record pursuant to the provisions of the Unit Ownership Act, in the undivided interest as set forth in such Amended Declarations, which undivided interest shall automatically be deemed to be conveyed effective on the recording of such Amended Declarations as though conveyed hereby. The land upon which the buildings and improvements are located is situated in the County of Durham, State of North Carolina and is fully described in the Declaration of Colony West Professional Park recorded in the Office of the Register of Deeds of Durham County in Book 1312 at Page 537, amended in Book 1483 at Page 822, to which reference is hereby made for a more particular description of same. The said land is also shown in Plat Book 99 at Page 186, and in Condo Drawer 4 at Page 1 in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description.
- TRACT 3:** Unit 270 in Building No. 100 in Colony West Professional Park, an office condominium located in the County of Durham, State of North Carolina, as designated and described in the Declaration of Unit Ownership under the provisions of Chapter 47A of the North Carolina General Statutes (the "Declaration"), dated the 17th day of September, 1986, recorded in Book 1312 at Page 537, Durham County Registry, amended in Book 1483 at Page 822, Durham County Registry, together with a 0.01044 (1.044%) undivided interest in the common areas and facilities declared therein to be appurtenant to said Unit which undivided interest shall automatically change in accordance with the terms of said Declaration and together with any additional common areas that may be provided for in Amended Declarations filed of record pursuant to the provisions of the Unit Ownership Act, in the undivided interest as set forth in such Amended Declarations, which undivided interest shall automatically be deemed to be conveyed effective on the recording of such Amended Declarations as though conveyed hereby. The land upon which the buildings and improvements are located is situated in the County of Durham, State of North Carolina and is fully described in the Declaration of Colony West Professional Park recorded in the Office of the Register of Deeds of Durham County in Book 1312 at Page 537, amended in Book 1483 at Page 822, to which reference is hereby made for a more particular description of same. The said land is also shown in Plat Book 99 at Page 186, and in Condo Drawer 4 at Page 1 in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description.

- TRACT 4:** Unit 280 in Building No. 100 in Colony West Professional Park, an office condominium located in the County of Durham, State of North Carolina, as designated and described in the Declaration of Unit Ownership under the provisions of Chapter 47A of the North Carolina General Statutes (the "Declaration"), dated the 17th day of September, 1986, recorded in Book 1312 at Page 537, Durham County Registry, as amended in Book 1483 at Page 822, Durham County Registry, together with a 0.03044 (3.044%) undivided interest in the common areas and facilities declared therein to be appurtenant to said Unit which undivided interest shall automatically change in accordance with the terms of said Declaration and together with any additional common areas that may be provided for in Amended Declarations filed of record pursuant to the provisions of the Unit Ownership Act, in the undivided interest as set forth in such Amended Declarations, which undivided interest shall automatically be deemed to be conveyed effective on the recording of such Amended Declarations as though conveyed hereby. The land upon which the buildings and improvements are located is situated in the County of Durham, State of North Carolina and is fully described in the Declaration of Colony West Professional Park recorded in the Office of the Register of Deeds of Durham County in Book 1312 at Page 537, as amended in Book 1483 at Page 822, to which reference is hereby made for a more particular description of same. The said land is also shown in Plat Book 99 at Page 186, and in Condo Drawer 4 at Page 1 in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description.
- TRACT 5:** BEING all of Units 110, 120, 140, 170, 180 in Building No. 300 in Colony West Professional Park, an office condominium located in the County of Durham, State of North Carolina, as designated and described in the Declaration of Unit Ownership under the provisions of Chapter 47A of the North Carolina General Statutes (the "Declaration"), dated the 17th day of September, 1986, recorded in Book 1312 at Page 537, Durham County Registry, as amended in Book 1483 at Page 822, Durham County Registry, together with a 19.713% (.19713) undivided interest in the common areas and facilities declared therein to be appurtenant to said Unit which undivided interest shall automatically change in accordance with the terms of said Declaration and together with any additional common areas that may be provided for in Amended Declarations filed of record pursuant to the provisions of the Unit Ownership Act, in the undivided interest as set forth in such Amended Declarations, which undivided interest shall automatically be deemed to be conveyed hereby. The land upon which the buildings and improvements are located is situated in the County of Durham, State of North Carolina and is fully described in the Declaration of Colony West Professional Park recorded in the Office of the Register of Deeds of Durham County in Book 1312 at Page 537, as amended in Book 1483 at Page 822, Durham County Registry, to which reference is hereby made for a more particular description of same. The said land is also shown in Plat Book 99 at Page 186, and in Condo Drawer 4 at Page 150 in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description.
- TRACT 6:** BEGINNING at a stake on the East side of Roxboro Road, said stake being the Northwest corner of Lot 52 in Block C as shown on plat hereinafter referred to, and running thence along and with the East side of said Roxboro Road, North 3° 47' 26" East 99.51 feet to a stake, the Southwest corner of Lot 49 in said Block C; thence with the South line of said Lot 49, South 86° 10' 19" East 189.44 feet to a stake, the Southeast corner of said Lot 49; thence South 6° 42' 3" West 99.63 feet to a stake, the Northeast corner of said Lot 52; thence North 86° 10' West 184.37 feet to a stake, the point and place of BEGINNING, and being shown on map of Cimarron Capital, Inc. dated September 3, 1984, by W. Jerry Autry, Registered Land Surveyor, and being also known as Lots 50 and 51 in Block C of Palo Alto as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 15 at Page 81, to which plat reference is hereby made for a more particular description of same.

This conveyance is subject to and the Grantee herein assumes and agrees to pay that Deed of Trust dated July 18, 1996 from C&P of Durham, LLC to New Salem, Inc., Trustee for Wachovia Bank of North Carolina, N.A. in the original amount of \$552,000.00 and recorded in Book 2216 at Page 618 of the Durham County Registry.