

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2015 Jul 17 04:48 PM NC Rev Stamp: \$ 140.00  
Book: 7748 Page: 994 Fee: \$ 26.00  
Instrument Number: 2015023491  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 140.00

Parcel Identifier No. 202832 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Law Office of Marianna C. Montana, 200 Pinner Weald Way, Suite 101, Cary, NC 27513

Brief description for the Index: UNIT 201, MADISON CENTRE CONDOMINIUMS

THIS DEED made this 15<sup>th</sup> day of July, 2015, by and between

GRANTOR

Leadmark Group, LLC  
7319 Abbington Court  
Frederick, MD 21702

GRANTEE

RKR Investments, LLC  
5713 Glenfiddich Way  
Raleigh, NC 27613

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

**SCHEDULE A**

Property Address: 1800 Martin Luther King Jr. Parkway, Unit 201, Durham, NC 27707

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5267 page 980.  
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 4834 page 373.

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:

SUBJECT TO: Ad Valorem Taxes; Any state of facts an accurate survey would disclose; Any and all Covenants, Easements, Restrictions and Rights of Way of record.

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

Leadmark Group, LLC (SEAL)

By: Matthew Anderson (Print/Type Name: \_\_\_\_\_)

Print/Type Name & Title: Matthew Anderson, Manager (SEAL)

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

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

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

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

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 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 Maryland - County or City of Frederick

I, the undersigned Notary Public of the County or City of Frederick and State aforesaid, certify that Matthew Anderson personally came before me this day and acknowledged that he is the Manager of Leadmark Group, LLC, 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 15 day of July, 2011.

My Commission Expires: 12/02/17 (Affix Seal) **FRANCIS MOSE** Notary Public Notary's Printed or Typed Name FRANCIS MOSE

**FRANCIS MOSE**  
Notary Public  
Frederick County  
Maryland  
My Commission Expires Dec. 02, 2017

ATTACHMENT

SCHEDULE A

Property Address: 1800 Martin Luther King Jr. Parkway, Unit 201, Durham, NC 27707

Unit 201 in the Madison Centre Condominiums located in the City of Durham, Durham County, North Carolina, as designated and described in the Declaration of Condominium recorded in Book 4834, Page 373, Durham County Registry and as shown on the Plat of Condominium of Madison Centre recorded in Condominium File 7, Pages 364, 367, 370 and 373 together with a 1/26% undivided interest in the common elements as described in the Declaration as amended and restated and the Plat of Condominium. The land upon which the buildings and improvements are located is situated in the City of Durham, Durham County, North Carolina and as fully described in the Declaration, as amended, the same of which are incorporated herein by reference.

2015060881

1800 Martin Luther King Jr. Parkway, Unit 201,, Durham, NC 27707