

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Feb 16 09:26 AM NC Rev Stamp: \$ 337.00
 Book: 8366 Page: 207 Fee: \$ 26.00
 Instrument Number: 2018005163
 DEED

Submitted electronically by Andrew S. Martin, Attorney, in compliance with North Carolina statutes governing recordable documents and the terms of the Submitter Agreement with the Durham County Register of Deeds. GS 47-14 (a 1) (5).

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$337.00

Parcel Identifier No. 202828 & 202833 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Andrew S. Martin, Attorney, 1026 Washington Street, Raleigh, NC 27605

Brief description for the Index: Suite 100 & 200, Unit M, Building 3, Madison Center Condo

THIS DEED made this 8th day of February, 2018, by and between

GRANTOR	GRANTEE
SPZ REALTY II, LLC, a North Carolina limited liability company 2520 N. W. 116 th Oklahoma City, OK 73120	DOMINIC D. CANAVARRO and spouse, HELEN B. STEWART 1510 Ridge Road Raleigh, NC 27607

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 or parcel of land situated in the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

Units 100 and 200 in the Madison Center 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 Partners, LLC, recorded in Condominium Plat Book 7, Pages 364, 367, 370 and 373, together with a 1/26 undivided interest for each unit in the common elements as described in the Declaration, as amended and restated, and the Plats of Condominium. The land upon which the building and improvements are located is situate 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6475 page 618.

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:

Restrictions, easements and rights of way of record, and ad valorem taxes for the current year.

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

SPZ Realty II, LLC

(Entity Name)

By: X

Mark affixed by MARTIN J. HORN in presence of undersigned Notary

State of Oklahoma - County of Oklahoma

I, the undersigned Notary Public of the County of Oklahoma and State aforesaid, certify that Martin J. Horn personally came before me this day and acknowledged that he is the Member/Manager of SPZ Realty II, LLC, a North Carolina ~~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 by signing with his mark in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 9th day of February, 2018.

My Commission Expires: 6/22/2020

Juanna Allyms
Signature of Notary

Juanna Allyms Notary Public
Notary's Printed or Typed Name

(Affix Seal)

