

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Apr 16 03:12:21 PM
BK:8402 PG:854-855
DEED
FEE: \$26.00
INSTRUMENT # 2018012322
EXCISE TAX: \$110.00
TREDFEARN



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$110.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **202822**

Mail after recording to: **Grantee at 5617 Black Maple Drive, Raleigh, NC 27616**

This instrument was prepared by: **Anne Page Watson**

THIS DEED made this 6th day of April, 2018 by and between

GRANTOR

Wilson-Durham Realty Co., Inc.

Mailing Address: 303 S Saratoga Street, Stantonsburg, NC 27883

GRANTEE

Golden City Construction, Inc.

Property Address: 1802 Martin Luther King Parkway, Durham, NC 27704

Mailing Address: 5617 Black Maple Drive, Raleigh, NC 27616

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 and more particularly described as follows:

UNIT 206 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 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.

GRANTEE IS, BY ACCEPTING THIS DEED, HEREBY EXPRESSING, ASSUMING AND AGREEING TO BE BOUND

BY AND COMPLY WITH ALL OF THE COVENANTS, TERMS, PROVISIONS AND CONDITIONS SET FORTH IN THE DECLARATION, AS AMENDED, AND THE BY LAWS AND THE RULES AND REGULATIONS MADE THEREUNDER, INCLUDING, BUT NOT LIMITED TO, THE ALLEGATION TO MAKE PAYMENT OF ASSESSMENTS FOR THE MAINTENANCE AND OPERATION OF THE CONDOMINIUM WHICH MAY BE LEVIED AGAINST UNIT 206.

THIS PROPERTY IS COMMONLY KNOWN AS 1802 MARTIN LUTHER KING PARKWAY SUITE 206.

PIN: 202822.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5484, Page 497, Durham County Registry.

A map showing the above described property is recorded in Plat Book 73, Page 364-373, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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 except for the exceptions hereinafter stated.

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

Ad valorem taxes for the year 2018.

IN WITNESS 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.

Wilson-Durham Realty Co., Inc. _____ (SEAL)

By: James D. High III _____ (SEAL)
James D. High, III
Title: President

State of North Carolina
County of Wilson

I, Deborah B. Perry, a Notary Public for the above stated county and state, do hereby certify that JAMES D. HIGH, III, personally came before me this day and acknowledged that he is President of WILSON-DURHAM REALTY CO., INC., a corporation, and that he as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 13 day of April, 2018.

Notary:

Deborah B. Perry
Deborah B. Perry My Commission Expires August 2, 2021
My commission expires: _____

