

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Oct 18 03:23:06 PM
 BK:8529 PG:858-860
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018036646
 EXCISE TAX: \$154.00
 SMMARSH

 2018036646

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: **\$154.00** Recording Time, Book and Page:
 Tax Map No. Parcel Identifier No: **202821**

Mail after recording to: **Grantee at 6 Wickersham Drive, Durham, NC 27713**

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

THIS DEED made this 15th day of October, 2018 by and between

GRANTOR

Paul P. Wang, Trustee of the Paul P. Wang Revocable Trust dated July 14, 1999, and any amendments thereto

Mailing Address: 140 W Franklin Street, Unit 600, Chapel Hill, NC 27516

GRANTEE

Bazooband Interests, LLC

Property Address: 1802 Martin Luther King Jr. Plaza #207, Durham, NC 27707

Mailing Address: 6 Wickersham Drive Durham NC 27713

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:

BEING KNOWN AND DESIGNATED AS 1802 MARTIN LUTHER KING, JR. PARKWAY, UNIT 207, BUILDING TWO, MADISON CENTRE (THE "UNIT"), AN OFFICE CONDOMINIUM LOCATED IN THE COUNTY OF DURHAM, STATE OF NORTH CAROLINA, AS DESIGNATED AND DESCRIBED IN THE PROVISIONS OF CHAPTER 47C OF THE NORTH CAROLINA GENERAL STATUTES IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MADISON CENTRE, A CONDOMINIUM, RECORDED JUNE 16, 2005 IN BOOK 4834, PAGE 373, DURHAM COUNTY REGISTRY (THE "DECLARATION"), TOGETHER WITH THE PERCENTAGE UNDIVIDED INTEREST IN THE COMMON ELEMENTS DECLARED THEREIN TO BE APPURTENANT TO SAID UNIT WHICH UNDIVIDED INTEREST SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND IN ANY AMENDMENT OR AMENDMENTS TO THE DECLARATION (AN "AMENDMENT") FILED OF RECORD PURSUANT TO THE PROVISIONS OF THE NORTH CAROLINA CONDOMINIUM ACT, IN THE UNDIVIDED INTEREST AS SET FORTH IN SUCH

AMENDMENT, WHICH UNDIVIDED INTEREST SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDMENT 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, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. THE SAID LAND IS ALSO SHOWN IN CONDOMINIUM PLAT BOOK NO. 7, PAGES 364, 367, 370, AND 373 IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS ALSO MADE FOR A MORE PARTICULAR DESCRIPTION.

GRANTEE, BY ACCEPTING THIS DEED, HEREBY EXPRESSLY ASSUMES AND AGREES TO BE BOUND BY AND COMPLY WITH ALL OF THE COVENANTS, TERMS, PROVISIONS AND CONDITIONS SET FORTH IN THE DECLARATION, THE ARTICLES AND THE BYLAWS OF MADISON CENTRE CONDOMINIUM AND THE RULES AND REGULATIONS MADE THEREUNDER, INCLUDING, BUT NOT LIMITED TO, MEMBERSHIP IN THE MADISON CENTRE OWNERS ASSOCIATION, INC., A NORTH CAROLINA NON-PROFIT CORPORATION, AND THE OBLIGATION TO MAKE PAYMENTS OF ASSESSMENTS FOR THE MAINTENANCE AND OPERATION OF THE CONDOMINIUM WHICH MAY BE LEVIED AGAINST SUCH UNIT.

This property is commonly know as 1802 Martin Luther King Jr. Parkway #207
Parcel ID 202821

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

A map showing the above described property is recorded in Plat Book 7, Page 364-373, and referenced within this instrument.

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

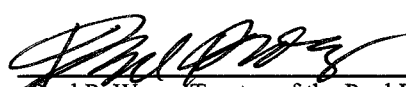
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

- Easements, rights-of-way and restrictions of record.
- 2018 ad valorem real estate taxes.

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.

(Entity Name) 
Paul P. Wang, Trustee of the Paul P. Wang
Revocable Trust dated July 14, 1999, and any
amendments thereto (SEAL)

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

_____ (SEAL)

NORTH CAROLINA DURHAM COUNTY

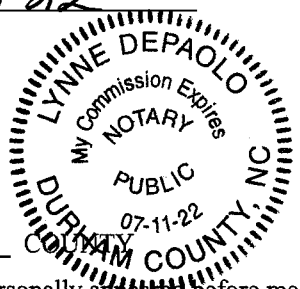
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Paul P. Wang, Trustee of the Paul P. Wang Revocable Trust dated July 14, 1999, and any

amendments thereto . Witness my hand and official stamp or seal, this the 15th day of OCTOBER, 2018

My Commission Expires: 7-11-22

Lynne DePaolo
Notary Public

Print Notary Name: LYNNE DEPAOLO



NORTH CAROLINA DURHAM

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____ . Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____