

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 May 31 09:50 AM NC Rev Stamp: \$ 284.00
 Book: 8194 Page: 631 Fee: \$ 26.00
 Instrument Number: 2017018211
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$284.00
 Parcel Identifier No. 202810 & 202814

Mail/Box to: Grantee:

This instrument was prepared by Brady & Kosofsky, PA, 3065B Senna Drive, Matthews, NC 28105, a duly licensed North Carolina and South Carolina law firm. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement.
No title examination or statutory lien search, pursuant to Chapter 44A of the North Carolina General Statutes, was performed and no opinion as to these matters is expressed.

Brief Description for the Index: **Metes and Bounds**

THIS DEED made this 30⁺ day of MAY, 2017 by and between

GRANTOR	GRANTEE
<p><i>Branch Banking and Trust Company, a North Carolina banking corporation</i></p> <p><i>Mailing Address: 101 N. Cherry Street Winston Salem, NC 27101</i></p>	<p><i>Lindsey Empire LLC</i></p> <p><i>Property Address: 1804 Martin Luther King Jr. Pkwy Ste 110 and 210 Durham, NC 27707</i></p> <p><i>Mailing Address: 1800 MLK Pkwy, Ste 103 Durham, NC 27707</i></p>

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, Durham County, North Carolina** and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Property Address: *1804 Martin Luther King Jr. Pkwy Ste 110, 210, Durham, NC 27707*

The property hereinabove described was acquired by Grantor by instrument recorded Book 8045, Page 62.

A map showing the above described property is recorded in Plat Book N/A Page N/A.

All or a portion of the property herein conveyed DOES NOT include primary residence of a Grantor.

submitted electronically by "Nelson Mullins LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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 has done nothing to impair such title as Grantor received and Grantor will warrant and defend title against the lawful claims of all persons claiming by under or through Grantor, other than the following exceptions:

'All matters set forth on the attached Exhibit B.'

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

Title Insurance Company:

Branch Banking and Trust Company, a North Carolina banking corporation
[Signature]
By Daniel H. Flye, Jr.
Title: Senior Vice President

STATE OF Virginia COUNTY OF City Virginia Beach

This day of , 20 , personally came before me, Martha Boone White, Notary Public for said County and State, Daniel H. Flye, Jr. who, being by me duly sworn, says that he/she is Senior Vice President (Title) of Branch Banking and Trust Company, a North Carolina banking corporation, a Corporation and that said writing was signed and sealed by him/her on behalf of the Corporation and by its authority duly given. And the said Senior Vice President acknowledged the foregoing instrument to be the act and deed of the Corporation.

WITNESS my hand and official seal this the 25 day of MAY, 20 17.

Date: 5/25/2017

Martha Boone White
Notary Public

SEAL

My Commission Expires: 5/31/2018

MARTHA BOONE WHITE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2018
COMMISSION # 192417

"Exhibit A"

Units 110 and 210 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 for each Unit 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 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.

Said property is commonly known as 1804 Martin Luther King Jr. Pkwy Ste 110, 210, Durham, NC 27707.

EXHIBIT "B

1. *Taxes for the year 2017, and subsequent years, not yet due and payable.*
2. *Subject to matters shown on plat recorded in Condominium Plat Book 7 at Pages 364, 367, 370 and 373.*
3. *Subject to matters shown on plat recorded in Plat Book 115 at Page 13.*
4. *Easement(s) to Duke Power Company recorded in Book 278 at Page 634 and Book 1354 at Page 533.*
5. *Deed of Easement with City of Durham recorded in Book 370 at Page 470.*
6. *Deed of Easement to General Telephone Company of The South recorded in Book 1346 at Page 665.*

7. *Terms and Conditions of Deed to Department of Transportation recorded in Book 1923 at Page 792.*
8. *Declaration of Condominium for Madison Center, a Condominium recorded in Book 4034 at Page 373.*

THE FOLLOWING EXCEPTIONS WILL BE SHOWN ON THE MORTGAGE POLICY ONLY:

- 9 *Paragraph 13(a) of the Covered Risks is hereby deleted.*

ADDED, 05/10/17 - Upon satisfaction of the requirements, the following endorsement(s) in the form attached hereto, but completed as is appropriate, are added to the Loan Policy:

- (a) AATA Endorsement Form 4-04 (Condominium);*
- (b) AATA Endorsement Form 6 2-04 (Commercial Environmental Protection Lien); and*
- (c) AATA Endorsement Form 9-05 (Restrictions, Encroachments, Minerals).*