

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Sep 17 09:00 AM
Book: 8752 Page: 149
NC Rev Stamp: \$ 2000.00 Fee: \$ 26.00
Instrument Number: 2019033578
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,000.00

Recording Time, Book and Page:

Parcel Identifier No.: 224509

Tax Lot No.:

Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law

THIS DEED made the **13th day of September, 2019** by and between

GRANTOR

UW II, LLC,
a North Carolina limited liability company

Mailing Address: 1150-2 Executive Circle, Cary, North Carolina 27511

GRANTEE

Cole Mill Partners, LLC,
a North Carolina limited liability company

Mailing Address: 1210 Cole Mill Road, Durham, North Carolina 27705

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 of Grantor's undivided interest in all that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

BEING all of the East Unit of 1901 Hillandale Road Condominium as described in the Declaration of 1901 Hillandale Road Condominium recorded in Book 8449, Page 273-291, inclusive, Durham County Registry, and on the Plats and Plans for 1901 Hillandale Road Condominium recorded in Condominium Book 13, Pages 49-50, inclusive, Durham County Registry.

The above described property does not include the primary residence of the Grantor.

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 that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

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

UW II, LLC

By: [Signature] (SEAL)
James W. Pou, Manager

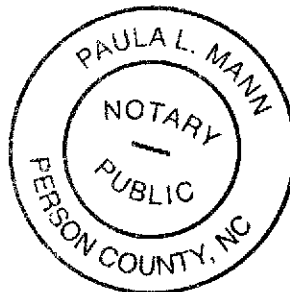
By: [Signature] (SEAL)
I. Jarvis Martin, Manager

STATE OF NC

COUNTY OF Person

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James W. Pou, Manager of UW II, LLC, Grantor(s). Witness my hand and official stamp or seal, this the 16th day of September, 2019.

Paula L Mann
Notary Public
My Commission Expires: 3-13-2020



STATE OF NC

COUNTY OF Person

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: I. Jarvis Martin, Manager of UW II, LLC, Grantor(s). Witness my hand and official stamp or seal, this the 16th day of September, 2019.

Paula L Mann

Notary Public

My Commission Expires: 3-13-2020

