

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Jun 07 09:13 AM NC Rev Stamp: \$ 280.00
Book: 7947 Page: 261 Fee: \$ 26.00
Instrument Number: 2016018090
DEED

Revenue: \$ 280.00 (For Recording Data)

Parcel Identifier/Tax Account/PIN No.: 130661

Brief Description for the Index: Unit 530, Croasdaile Office Park

After recording, mail to: Grantee

Prepared by: Robert J. Ramseur Jr., Ragsdale Liggett, PLLC

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 6 day of June, 2016, by and between by **CAROL S. GORDON and spouse, WILLIAM H. GORDON** (collectively hereinafter referred to as "Grantor"), with a mailing address of 2006 Guernsdel Drive, Durham, North Carolina 27705 to **KAISER REAL ESTATE, LLC, a North Carolina limited liability company** ("Grantee") with a mailing address of 3412 Mt. Pisgah Way, Cary, North Carolina 27519.

For valuable consideration paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and by these presents does hereby grant, bargain, sell and convey unto the Grantee in fee simple absolute all of that certain lot or parcel of land (the "Premises") located in the City of Durham, Durham County, North Carolina, and more particularly described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to the Grantor by deed recorded in Book 6364, Page

353116

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

809, Durham County Registry.

The Grantor herein states that the Premises conveyed herein () is or (X) is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple absolute.

And the Grantor covenants with the Grantee that Grantor is seized of the Premises in fee simple absolute, has the right to convey the same in fee simple absolute, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions to title:

1. Ad valorem taxes for 2016, now due and payable but not yet delinquent:
2. Easements, restrictions and rights of way of record, if any, affecting the Premises;
and
3. Utility lines, easements and rights of way located over, under or upon the Premises.

The designation of the Grantor and the Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written all by authority duly given.

(separate signature and acknowledgement page attached)

William H. Gordon (SEAL)
William H. Gordon

STATE OF North Carolina

COUNTY OF Durham

I, a Notary Public of the County and State aforesaid, certify that **William H. Gordon**, personally appeared before me this day and either (i) being personally known to me; or (ii) having provided satisfactory evidence in the form of a: (circle one)

- (a) state issued driver's license;
- (b) state issued identification card; or
- (c) United States Passport

acknowledged that the foregoing instrument was signed by her voluntarily for the purposes expressed therein on this the 6th day of June, 2016.

(SEAL)



Constance S. Roberson
Printed Name: Constance S. Roberson
Notary Public

My commission expires: 6/20/2017

Carol S. Gordon (SEAL)
Carol S. Gordon

STATE OF North Carolina

COUNTY OF Durham

I, a Notary Public of the County and State aforesaid, certify that **Carol S. Gordon**, personally appeared before me this day and either (i) being personally known to me; or (ii) having provided satisfactory evidence in the form of a: (circle one)

- (a) state issued driver's license;
- (b) state issued identification card; or
- (c) United States Passport

acknowledged that the foregoing instrument was signed by her voluntarily for the purposes expressed therein on this the 6th day of June, 2016.

(SEAL)



Constance S. Roberson
Printed Name: Constance S. Roberson
Notary Public

My commission expires: 6/20/2017

EXHIBIT A

Unit No. 530, in Building No. 5, in Croasdaile Office Park, an office condominium located in the City of Durham, County of Durham, State of North Carolina, as designated and described in the Declaration of Unit Ownership under the provisions of Chapter 47A of the North Carolina General Statutes (the "Declaration"), dated the 7th day of July, 1978, recorded in Book 976, Page 652, of the Durham County Register of Deeds, and the First Amended Declaration dated the 19th day of January, 1979, recorded in Book 992, Page 386, of the Durham County Register of Deeds, and the Second Amended Declaration dated the 26th day of October, 1979, recorded in Book 1016, Page 520, of the Durham County Register of Deeds, together with a 1/20 percent undivided interest in the common areas and facilities declared therein to be appurtenant to said Unit, which percentage shall automatically change in accordance with the terms of said Declaration, and together with any additional common areas that may be provided for in any amended Declaration filed of record pursuant to the provisions of the Unit Ownership Act, in the percentages set forth in such amended Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed hereby. The land upon which the buildings and improvements are located is situated on Front Street, in the City of Durham, County of Durham, State of North Carolina, and is fully described in the Declaration of Croasdaile Office Park recorded in the office of the Register of Deeds of Durham County in Book 976, Page 652, and the First Amended Declaration dated the 19th day of January, 1979, recorded in Book 992, Page 386, of the Durham County Register of Deeds, and the Second Amended Declaration dated the 26th day of October, 1979, recorded in Book 1016, Page 520, of the Durham County Register of Deeds, to which reference is made for a more accurate description. The said land is also shown in Plat Book 96, Page 75, in the office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more accurate description.