

Register of Deeds
Sharon A. Davis
Durham County, NC
09/30/2022 04:00:57PM
BT: OPR B: 9793 P: 297 Pages: 4
DEED - DEED
Fee: \$676.00 Excise Tax: \$650.00
INSTRUMENT #2022038809
James Tabron

Excise Tax: \$ 650.00

Recording Time, Book and Page

Parcel ID: 130661

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index:

Briggs St. S

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by Magnolia Title Company

THIS DEED made this 29 day of September, 2022, by and between

GRANTOR	GRANTEE
<p>Life Based Conceptions Holdings, LLC, a North Carolina limited liability company</p> <p>401 Meadowlands Dr., Ste 102 Hillsborough, NC 27278</p> <p>_____ If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<p>Sovereign Heritage NC.3, LLC, a North Carolina limited liability company</p> <p><u>Property Address:</u> 1904 Front Street #520 & 530 Durham, NC 27707</p> <p><u>Mailing Address:</u> 100 Bruington Ct. Morrisville, NC 27560</p> <p>((to verify that your name(s), status and mailing address are correct, please initial _____))</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 Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A.

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

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

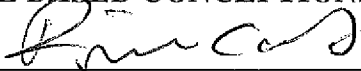
that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

1. Subject to ad valorem taxes for the year 2022 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Durham County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

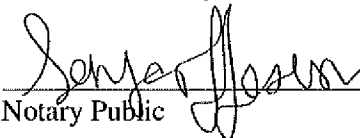
LIFE BASED CONCEPTIONS HOLDINGS, LLC

By: 
Reginald Carter, Member Manager

STATE OF North Carolina
COUNTY OF 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: **Reginald Carter, Member Manager of LIFE BASED CONCEPTIONS HOLDINGS, LLC.**

Witness my hand and official stamp or seal, this the 29th day of September, 2022.


Notary Public

My commission expires: April 10, 2026

Seal/Stamp

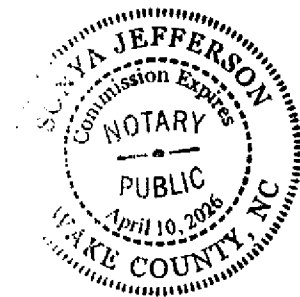


EXHIBIT A
LEGAL DESCRIPTION

Parcel One: 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 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 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.

Parcel Two: A thirty-six percent undivided interest in Unit No. 520, 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 47 A 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 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 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.