

08/05/2022 01:17:32PM

BT: OPR B: 9757 P: 025 Pages: 3

DEED - DEED

Fee: \$270.00 Excise Tax: \$244.00

INSTRUMENT #2022032030

Tonya Redfearn

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$244.00
Parcel ID:	130667
Mail/Box to:	Lockamy Law Firm, PA, 3130 Hope Valley Road, Durham, NC 27707
Prepared by:	Lockamy Law Firm, PA, 3130 Hope Valley Road, Durham, NC 27707
Brief description for the index:	Parcel ID(s): 130667,

THIS GENERAL WARRANTY DEED ("Deed") is made on the 4th day of August, 2022, by and between:

GRANTOR	GRANTEE
Fallen Timber, LLC 1911 Hillandale Road Suite 1020 Durham, NC 27705	Patterson's Creek Holding Co. LLC 1911 Hillandale Road Suite 1030 Durham, NC 27705

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham City, Durham County, North Carolina and more particularly described as follows (the "Property"):

BEING UNIT 1030 IN BUILDING NO. 10, IN PHASE 4 OF CROASDAILE OFFICE PARK CONDOMINIUM, 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 OF CROASDAILE OFFICE PARK CONDOMINIUM, AS AMENDED, (THE "DECLARATION"), RECORDED IN BOOK 976, PAGE 652, OF THE DURHAM COUNTY REGISTER OF DEEDS, ON THE 7TH DAY OF JULY, 1978, PURSUANT TO THE PROVISIONS OF THE UNIT OWNERSHIP ACT, CHAPTER 47A OF THE NORTH CAROLINA GENERAL STATUTES, TOGETHER WITH A THREE-FORTY-EIGHT (3/48) PERCENT UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES DECLARED THEREIN TO BE APPURTENANT TO SAID UNITS (8) IN PHASE I, PHASE 2, PHASE 3, AND PHASE 4, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE TERMS OF SAID AMENDED 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 HILLDALE ROAD IN THE CITY OF DURHAM, COUNTY OF DURHAM, STATE OF NORTH CAROLINA, AND BEING DESIGNATED PHASE 4 OF THE CROASDAILE OFFICE PARK CONDOMINIUM, AS SHOWN IN PLAT BOOK 103, PAGE 184, IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION, AND TO THE FOURTH AMENDMENT TO THE DECLARATION OF UNIT OWNERSHIP OF CROASDAILE OFFICE PARK CONDOMINIUM RECORDED IN BOOK 1135, PAGE 573, IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS ALSO MADE FOR A MORE ACCURATE DESCRIPTION.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 5921 Page 301.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book \_\_\_\_\_ Page \_\_\_\_\_.

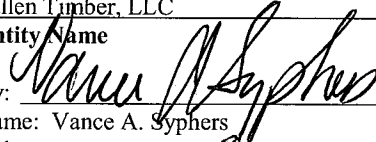
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

\_\_\_\_\_  
Name:

Fallen Timber, LLC  
Entity Name

\_\_\_\_\_  
Name:

By:   
Name: Vance A. Sypers  
Title: *manager*

\_\_\_\_\_  
Name:

By: \_\_\_\_\_

\_\_\_\_\_  
Name:

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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NOTARY ACKNOWLEDGEMENT PAGE TO FOLLOW**

State of North Carolina  
County of Durham

(Official/Notarial Seal)

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:

Vance A. Syphers, individually and on behalf of Fallen Timber, LLC

Date: 08/04/2022

Vickie V. Adams, Notary Public

Vickie V. Adams

Notary's Printed or Typed Name

My commission expires: 01/09/2025

