

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Dec 28 03:13 PM NC Rev Stamp: \$ 238.00
 Book: 8096 Page: 947 Fee: \$ 26.00
 Instrument Number: 2016045488
 DEED

[Space Above This Line For Recording Data]

**Sterling Law File No. 160254N1
 Deed (General Warranty)**

GENERAL WARRANTY DEED

Submitted electronically by Sterling Law - North Hills Branch in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

Excise Tax:	\$238.00
PIN/PID:	0813-20-81-7257.009
Residence Statement:	The property ___ does ___ does not include the primary residence of a grantor.
Return to:	Grantee
This instrument was prepared by:	Sterling Law (This deed is prepared without tax advice) Raleigh-North Hills Branch 4208 Six Forks Road, Suite 1000 Raleigh, North Carolina 27609
Brief Description for Index:	C-DAILE OFC PRK CONDOS/PH 04/BLDG 12/UT#1230

THIS DEED is made this 19th day of December 2016 by and between:

Grantors:	Grantee:
<p><u>J. Timothy Sullivan</u>, and <u>Diane F. Sullivan</u>, a married couple</p> <p>1903 Torredge Road Durham, NC 27712</p>	<p><u>Li-Lan Hsiang Weiss</u>, married</p> <p>706 Lakeview Road Durham, NC 27712</p>

WITNESSETH:

For valuable consideration from Grantee to Grantors, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby grant, bargain, sell, and convey unto Grantee in fee simple and with general warranty of title, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property:

SEE EXHIBIT A, ATTACHED AND MADE PART HERETO

For title reference see Deed Book 2338, Page 244 , Durham County Register of Deeds ;

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any;

And Grantors hereby warrant that Grantors are seized of the premises in fee and have the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantors will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever;

And each undersigned signer as or for Grantors hereby expressly warrant that said signer is duly authorized to execute, sign, and deliver this deed, that all persons may rely on this representation, and no person need further inquire into the authority of the signer;

And this Deed may be signed in one or more counterparts which, when assembled, shall constitute one original and valid Deed for recordation;

This conveyance is made subject to the following Exceptions and Reservations:

1. 2016 real estate taxes; and
2. All easements, restrictions, covenants, and rights of way of record;

All references to Grantors and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context;

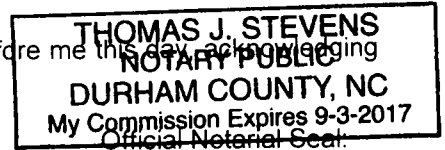
IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year written.

[SIGNATURE(S) TO FOLLOW]

J. Timothy Sullivan (SEAL) Date: 12/19/16
J. Timothy Sullivan

Wake County,
North Carolina;

I, a notary public, certify that J. Timothy Sullivan personally appeared before me this day, acknowledging to me that s/he signed the foregoing Deed.



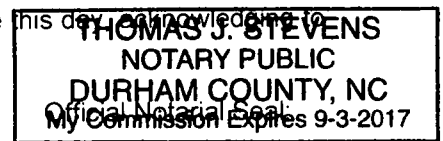
Thomas J. Stevens Date: 12-19-16
Notary Public

My Commission Expires: 9-3-2017

Diane F. Sullivan (SEAL) Date: 12-19-16
Diane F. Sullivan

Wake County,
North Carolina;

I, a notary public, certify that Diane F. Sullivan personally appeared before me this day, acknowledging to me that s/he signed the foregoing Deed.



Thomas J. Stevens Date: 12-19-16
Notary Public

My Commission Expires: 9-3-2017

EXHIBIT A
LEGAL DESCRIPTION

Unit No. 1230, Building No. 12, Phase 4, Croasdaile Office Park Condominium, as the same is duly shown on the plats and plans recorded at Plat Book 103, Page 184, and at Condo Plat Book 3, Pages 1-15, Durham County Register of Deeds;

Together with and subject to the rights, duties, interests, and appurtenances set forth in the Croasdaile Office Park Condominium Declaration of Unit Ownership Under the Provisions of Chapter 47A of the General Statutes of North Carolina, and of Covenants, Conditions and Restrictions, recorded at Deed Book 976, Page 652, as amended at Deed Book 992, Page 386, Deed Book 1016, Page 520, Deed Book 1065, Page 203, Deed Book 1135, Page 573, and as may be otherwise amended, Durham County Register of Deeds.