

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Sep 18 11:21 AM NC Rev Stamp: \$ 270.00  
Book: 8271 Page: 352 Fee: \$ 26.00  
Instrument Number: 2017032827  
DEED

## **NORTH CAROLINA GENERAL WARRANTY DEED**

Prepared by and return to Gary Berman, Atty. (without title search)  
Excise tax: \$270.00

Mailing address of Grantor: 400 North Church Street, Unit 215,  
Charlotte, NC 28202  
Mailing address of Grantee: 6412 Amhurst Road, Durham, NC 27713

The property described in this deed does not include the primary residence of the Grantor.

**THIS DEED**, dated September 13, 2017, is from Donna M. Norfolk and husband, John Mills, jointly herein called the Grantor, to Kristoffer Alan Mims, unmarried, herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantor hereby grants and conveys to the Grantee, in fee simple, all of the following-described real estate located in Durham County, North Carolina, and more particularly described as follows:

Unit No. 230 in Building No. 200 in Executive Office Park, an office condominium located in Durham County, North Carolina, as designated and described in the Declaration of Unit Ownership (herein "Declaration") under the provisions of Chapter 47A of the North Carolina General Statutes, which Declaration is dated November 9, 1982, and recorded in Real Estate Book 1097, page 308, Durham County Registry, and which Declaration was amended by Amendment of Declaration of Unit Ownership, which amendment is dated March 25, 1983, and recorded in Real Estate Book 1123, page 766, Durham County Registry, and which Declaration was additionally amended by Second Amendment of Declaration of Unit Ownership, which amendment is dated July 29, 1983, and recorded in Real Estate Book 1124, page 61, Durham County Registry; together with a one-twenty-first (1/21) undivided interest in the common areas and facilities declared therein appurtenant to said Unit, which undivided interest 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 amendments to the Declaration, which undivided interest shall automatically be deemed to be conveyed effective on the recording of such amendment as though conveyed hereby. The land upon which the buildings and improvements are located is situated on the south side of North Carolina Highway 54 in Durham County, North Carolina, and is fully described in the Declaration, to which reference is hereby made for a more particular description of same. Said land is also shown in Plat Book 101, page 12, and in Condo Drawer 2, page 216, Durham County Registry.

By accepting this deed, Grantee hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms, and conditions set forth in the Declaration (as amended), the Bylaws of Executive Office Park Association, Inc., and the rules and regulations made thereunder, including the obligation to make payments of assessments for the maintenance and operation of the Executive Office Park Condominium that may be levied against such unit. The unit conveyed hereby shall be used only for office or business purposes.

(Donna M. Norfolk acquired said unit by deed recorded in Real Estate Book 3779, page 469, Durham County Registry.)

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges, improvements and appurtenances thereto in fee simple.

**AND** the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed.

Donna Norfolk (SEAL)  
Donna M. Norfolk

John Mills (SEAL)  
John Mills

STATE OF NORTH CAROLINA, COUNTY OF Mecklenburg

I, CARMEN MALSURY, a notary public for the aforesaid state and county, hereby certify that Donna M. Norfolk and John Mills personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 14 day of September 2017.

Carmen Malsbury  
Notary Public

**CARMEN MALSURY**  
Notary Public  
Mecklenburg Co., North Carolina  
My Commission Expires Dec. 26, 2018

My commission expires: Dec. 26, 2018