

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded

2021 Sep 01 10:43 AM

Book: 9449 Page: 2

NC Rev Stamp: \$ 1510.00 Fee: \$ 26.00

Instrument Number: 2021044617

DEED

Submitted electronically by Maitin Law Firm, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,510.00

Parcel Identifier No. 153909, 153910, 153911 Verified by _____ County on the ____ day of _____, 20__
By: 153912 and 153913

Mail/Box to: Maitin Law Firm, PLLC, 8396 Six Forks Rd., Suite 201, Raleigh, NC 27615

This instrument was prepared by: Maitin Law Firm, PLLC, 8396 Six Forks Rd., Suite 201, Raleigh, NC 27615

Brief description for the Index: UNIT 320, 330, 340, 350 & 360, Executive Office Park

THIS DEED made this 31st day of August, 2021, by and between

GRANTOR

GRANTEE

Eggleston Properties, LLC
606 Basil Dr.
Durham, NC 27713

Avsar Executive Park LLC
1920 E. NC Hwy. 54
Durham, NC 27713

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto

Also commonly known as 1920 E. NC 54 Hwy., Units 320, 330, 340, 350 & 360, Durham, NC 27713

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6256 page 452 *.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book 101 page 12.

* Book 6089, Page 936 and Book 4086, Page 689

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Restrictive covenants recorded in Book 1097, Page 308, and Book 1124, Page 61, and Book 1123, Page 766, and Book 1181, Page 195, and Book 1190, Page 349, Durham County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Eggleston Properties, LLC (Entity Name) (SEAL)
By: [Signature] Print/Type Name:
Print/Type Name & Title: Allen Todd Eggleston, Manager (SEAL)
By: Print/Type Name: (SEAL)
By: Print/Type Name: (SEAL)

State of - County or City of
I, the undersigned Notary Public of the County or City of and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of , 20.

My Commission Expires: Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of - County or City of
I, the undersigned Notary Public of the County or City of and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of , 20.

My Commission Expires: Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Durham
I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Allen Todd Eggleston personally came before me this day and acknowledged that he is the Manager of Eggleston Properties, LLC, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 31st day of August, 2021.

My Commission Expires: April 2, 2022 Notary Public
(Affix Seal) Notary's Printed or Typed Name

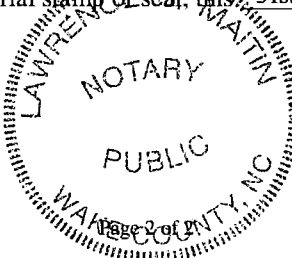


EXHIBIT A

LEGAL DESCRIPTION

Tract One (Parcel ID 153909 & 153910):

BEING all of Unit Nos. 320 and 330 in Building 300 in Executive Office Park, an office condominium located in the County of Durham, State of North Carolina, as designated in the Declaration of unit ownership, dated November 9, 1982, recorded in book 1097 at Page 308, Durham County Registry, and all amendments thereto, together with any additional common areas that may be provided for in the Declaration and amendments thereto filed of record pursuant to the provisions of the Unit Ownership Act. The said land is also shown in Plat Book 101 at Page 12, and in Condo Drawer 3 at Page 62, and Condo Drawer 3 at Page 70, Durham County Registry, to which reference is hereby made for a more particular description of same.

Building #300 is provided for in the Second Amendment of Unit Ownership dated July 29, 1983, recorded in Book 1124 at Page 61, with reference to plans recorded in Condo Drawer 2, Page 216, Durham County Registry, to which reference is hereby made.

Tract Two (Parcel ID 153911 & 153912):

BEING all of Unit Nos. 340 and 350 in Building 300 in Executive Office Park, an office condominium located in Durham County, North Carolina, as designated and described in the Declaration of unit ownership dated November 9, 1982 recorded in Book 1097, Page 308, Durham County Registry, as amended by those instruments recorded in Book 1123, Page 766; Book 1181, Page 195; and Book 1190, Page 349; and on the condominium plats recorded in Condominium Plat Book 2, Pages 181 through 191; Condominium Plat Book 2, Pages 206 through 218; and Condominium Plat Book 3, Pages 62 through 70, together with the undivided interest in all common areas of the condominium as provided in the Declaration and all amendments thereto.

Tract Three (Parcel ID 153913):

BEING all of Unit No. 360 in Building 300 in Executive Office Park, an office condominium located in Durham County, North Carolina, as designated and described in the Declaration of unit ownership dated November 9, 1982 recorded in Book 1097, page 308, Durham County Registry and all amendments thereto, together with the undivided interest in all common areas of the condominium as provided in the Declaration and all amendments thereto. Said land is also shown in Plat Book 101, Page 12, Durham County Registry, and in Condominium Drawer 3, Pages 62 and 70, Durham County Registry, to which plat references are made for a more particular description of same.