

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Apr 22 04:13 PM NC Rev Stamp: \$ 224.00
Book: 7915 Page: 384 Fee: \$ 26.00
Instrument Number: 2016012316
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$224.00	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 130639

Mail after recording to: GRANTEE @ 1920 Front Street, Suite830, Durham, NC 27705
This instrument was prepared by: Arges Law Firm, P.C. (James M. Arges/leq)

THIS DEED made this 22nd day of APRIL, 2016 by and between

GRANTOR

C. DAVIS WALTERS, A FREETRADER

2219 MONTHAVEN DRIVE, DURHAM, NC 27712

GRANTEE

GARRETT S. BRESSLER and spouse, BARBARA BRESSLER

1920 FRONT STREET, SUITE 830, DURHAM, NC 27705

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 and more particularly described as follows:

SEE EXHIBIT "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 4954 Page 252, DURHAM County Registry. A map showing the above described property is recorded in Plat Book 99, Page 112, DURHAM County Registry.

The above described property does does not include the primary residence of the Grantor.

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 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. 2016 and subsequent years taxes
- 2. Easements, rights of way and restrictions of record

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

C. Davis Walters
C. DAVIS WALTERS

NC STATE
Durham COUNTY

I, Felice McNeill-Hayes, a notary public, certify that C. DAVIS WALTERS, A FREETRADER, personally appeared before me this day, acknowledging to me that he/she signed the foregoing document: NORTH CAROLINA GENERAL WARRANTY DEED. Witness my hand and official stamp, this the 22 day of April, 2016.

My Commission Expires: 2/1/21

[Signature]
Notary Public
Print Notary Name: Felice McNeill-Hayes

FELICE McNEILL-HAYES
Notary Public
Durham County, NC
My Commission Expires 2/1/21

EXHIBIT A

UNIT NO. 830, IN BUILDING NO. 8, IN PHASE 3, OF 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 OF CROASDAILE OFFICE PARK, AS AMENDED, (THE "DECLARATION"), RECORDED IN BOOK 976, AT 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 ONE-THIRTY-THIRD (1/33) PERCENT UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES DECLARED THEREIN TO BE APPURTENANT TO SAID UNIT(S) IN PHASE 1, PHASE 2 AND PHASE 3, 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 PERCENTAGE 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 BEING DESIGNATED PHASE 3 OF THE CROASDAILE OFFICE PARK CONDOMINIUM, AS SHOWN IN PLAT BOOK 99, PAGE 112, 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 THIRD AMENDMENT TO THE DECLARATION OF UNIT OWNERSHIP OF CROASDAILE OFFICE PARK CONDOMINIUM RECORDED IN BOOK 1065, PAGE 203, IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS ALSO MADE FOR A MORE ACCURATE DESCRIPTION.