

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Feb 12 02:10 PM**  
**Book: 9229 Page: 454**  
NC Rev Stamp: \$ 500.00 Fee: \$ 26.00  
Instrument Number: 2021007247  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$500---

Parcel Identifier No. 153900 & 153901 Verified by Durham County on the \_\_\_\_ day of February, 2021  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: Units 130 & 140, Building 100 – Executive Office Park

THIS DEED made this 12 day of February, 2021, by and between

GRANTOR	GRANTEE
MAJAJA, INCORPORATED a North Carolina corporation	BENGAL INVESTMENT GROUP, LLC a North Carolina limited liability company
ADDRESS: PO Box 51865 Durham, NC 27717	ADDRESS: 5108 Accabonac Point Raleigh, NC 27612

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 or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

BEING all of Unit Nos. 130 and 140 in Building 100 in Executive Office Park, an office condominium located in the County of Durham, State of North Carolina, as designated and described in the Declaration of Unit Ownership under the provisions of Chapter 47A of the North Carolina General Statutes (the "Declaration"), dated the 9<sup>th</sup> day of November, 1982, recorded in Book 1097, at Page 308, Durham County Registry, together with a an undivided interest in the common areas and facilities declared therein to be appurtenant to said Units.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.