

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Jun 15 02:23 PM NC Rev Stamp: \$ 311.00
 Book: 8446 Page: 200 Fee: \$ 26.00
 Instrument Number: 2018020582
 DEED

GENERAL WARRANTY DEED

Parcel Identifier Number: 137147, 137148, 137149 and 137150 R/S: \$311.00

Mail after recording to Grantee at: 11 Coolidge Place, Durham, NC 27705
 This instrument was prepared by: Charles H. Thibaut, Attorney
 Brief description for the property: Units 230, 240, 250 and 260, West Colony Professional Park

THIS DEED made this 15th of June, 2018, by and between

GRANTOR	GRANTEE
<p>John G. Giragos and Muna M. Giragos (a married couple)</p>	<p>Patricia R. Knaudt and Charles A. Cloutier (a married couple)</p>
<p>Mailing Address: 2803 Friendship Road Durham, NC 27705</p>	<p>Property Address: 20 West Colony Place Units 230, 240, 250, 260 Durham, NC 27705</p>

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:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE
 HEREIN FOR THE LEGAL DESCRIPTION.**

The subject property does , or does not contain the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1351, Page 768.

A map showing the above described property is recorded in Plat Book 99, Page 186 and Condo Drawer 4 at Page 1.

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 the 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:

The year 2018 and future year's ad valorem taxes; restrictive and protective covenants; and utility easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

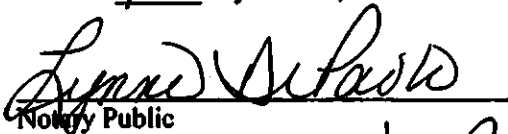
 (SEAL)
John G. Giragos

 (SEAL)
Muna M. Giragos

STATE OF NORTH CAROLINA, COUNTY OF DURHAM

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John G. Giragos and Muna M. Giragos, a married couple.

This the 15th day of June, 2018.


Notary Public

Printed Name: LYNNE DEPAOLO

My Commission Expires: 7-11-22

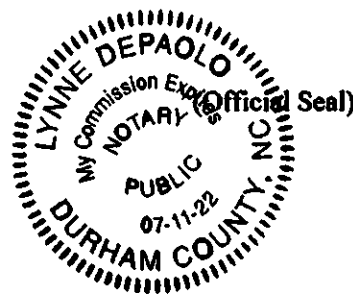


EXHIBIT A**LEGAL DESCRIPTION**

BEING all of Unit Nos. 230, 240, 250 and 260 in Building No. 200 in Colony West Professional 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 17th day of September, 1986, recorded in Book 1312 at Page 537, Durham County Registry, together with a 0.1058 (10.58%) undivided interest in the common areas and facilities declared therein to be appurtenant to said Units 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 Amended Declarations filed of record pursuant to the provisions of the Unit Ownership Act, in the undivided interest as set forth in such Amended Declarations, which undivided interest shall automatically be deemed to be conveyed effective on the recording of such Amended Declarations as though conveyed hereby. The land upon which the buildings and improvements are located is situated in the County of Durham, State of North Carolina and is fully described in the Declaration of Colony West Professional Park recorded in the Office of the Register of Deeds of Durham County in Book 1312 at Page 537, to which reference is hereby made for a more particular description of same. The said land is also shown in Plat Book 99 at Page 186, and in Condo Drawer 4 at Page 1 in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description.

Grantee, by accepting this Deed, hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the Declaration, the Bylaws of Colony West Professional Park, and the Rules and Regulations made thereunder including, but not limited to, the obligation to make payments of assessments for the maintenance and operation of the Colony West Professional Park which may be levied against such unit. The unit conveyed hereby shall be used only for office or business purposes.

Tax ID Nos.: 137147, 137148, 137149 and 137150