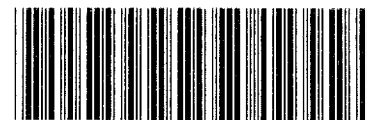


FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 APR 27 03:30:28 PM
BK:8171 PG:493-495
DEED
FEE:\$26.00
EXCISE TAX:\$105.00
INSTRUMENT # 2017013910
TREDFEARN



2017013910

Prepared by and return to: Malvern F. King, Esq., 1011 Broad Street, Durham, NC 27705

NORTH CAROLINA

DURHAM COUNTY

GENERAL WARRANTY DEED

THIS DEED, made this 25th day of April, 2017 by and between MARCELINO AMAYA and wife DONNA AMAYA, GRANTORS, and BORDERLINE MAGIC, LLC, GRANTEE. The designation Grantors 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:

The Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain Property situated in City Outside Township, Durham County, North Carolina, and more particularly described as follows:

Unit No. 270 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 .04565 (4.565%) undivided interest in the common areas and facilities declared therein to be 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 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