

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Aug 09 10:09 AM NC Rev Stamp: \$ 220.00  
Book: 8245 Page: 200 Fee: \$ 26.00  
Instrument Number: 2017027832  
DEED

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$220.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 137143 and 137144

Mail after recording to: Grantee

This instrument was prepared by: Carey L. Ewing, Esq.

THIS DEED made this 9th day of August, 2017 by and between

**GRANTOR**

**Home Builders Association of Durham, Orange and Chatham Counties a NC Non-Profit Corporation**

**Mailing Address: 20 West Colony Place, Units 170 and 180 Durham NC 27705**

**GRANTEE**

**Three Dogs Barking, LLC, a NC Limited Liability Company**

**Property Address: 20 West Colony Place, Units 170 and 180, Durham, NC 27705**

**Mailing Address: 20 West Colony Place, Units 170 and 180 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:

**Unit Nos. 170 and 180 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 0.04565 (4.56%) undivided interest in the common areas and facilities declared there in 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 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 submitted electronically by "Arges Law Firm" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.**

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 said Unit. The Unit conveyed hereby shall be used solely for office or business purposes .

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1528 , Page 196/198 , \_\_\_\_\_ County Registry.

A map showing the above described property is recorded in Plat Book 99 , Page 186 , and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, 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.

Home Builders Association of Durham, Orange and Chatham Counties a NC Non-Profit Corporation

\_\_\_\_\_

(SEAL)

By: [Signature]  
Holly Fraccaro  
Title: Chief Operating Officer

\_\_\_\_\_

(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_

(SEAL)

\_\_\_\_\_

(SEAL)

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Holly Fraccaro Witness my hand and official stamp or seal, this the 9th day of

August, 2017

My Commission Expires: 06/13/2022

[Signature]  
Notary Public  
Print Notary Name: Carey L. Ewing

