

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Nov 30 04:55 PM NC Rev Stamp: \$ 1640.00
Book: 8078 Page: 428 Fee: \$ 26.00
Instrument Number: 2016042014
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1640.00

Parcel Identifier No. 153948 Verified by _____ County on the _____ day of _____, 2016
By: _____

Mail/Box to: Grantee

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

Brief description for the Index:

THIS DEED made this 30th day of November, 2016, by and between

GRANTOR	GRANTEE
CLEARVIEW COMMERCIAL PROPERTIES, LLC c/o Jim Stewart Post Office Box 51865 Durham, NC 27717	WORK SMART OFFICES, LLC 100 Meredith Drive Durham, NC 27713

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 Lot 3, PARK PLACE WEST, as per plat and survey thereof on file in the Office of the Register of Deeds of Durham County in Plat Book 107 Page 58, to which plat reference is hereby made for a more particular description of same.

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

Submitted electronically by "Ragsdale Liggett PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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, other than the following exceptions:

- 1. 2016 ad valorem taxes; and
- 2. Restrictive covenants, easements, and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

CLEARVIEW COMMERCIAL PROPERTIES LLC

By: [Signature]
James A. Stewart, Manager

By: [Signature]
Janetta S. Steele, Manager

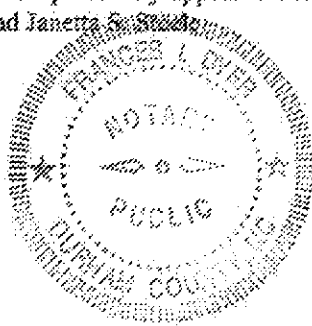
STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: James A. Stewart and Janetta S. Steele

Date: 11/29/2016

[Official Seal]



[Signature]
Notary Public

Print Name: Francis L. Dyer

My commission expires 09/13/2020