

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Aug 02 02:44 PM NC Rev Stamp: \$ 180.00
Book: 8480 Page: 920 Fee: \$ 26.00
Instrument Number: 2018027112
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$180.00**

Parcel Identifier No: **137126 & 137127** Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee _____ Attorneys Title _____

This instrument was prepared by: W. Samuel Weathers, 720-A, W. Hargett St, Raleigh, NC 27603

Brief description for the Index: **Units 130 & 140 Colony West Professional Pk;**

THIS DEED is made on the date set forth below in the acknowledgment hereof by and between:

GRANTOR	GRANTEE
C & P of Durham LLC	Pleasant Holdings, LLC
2330 Operations Dr., Durham, NC 27705	205 Ashdown Forest La., Cary, NC 27519

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:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book **8428** Page **205**, Durham County Registry.

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

A map showing the above described property is recorded in Book of Maps **99** Page **186** Durham County Registry.

Submitted electronically by W. Samuel Weathers Attorney At Law 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. Restrictive Covenants recorded in Book 1312, Page 537; Book 1483, Page 822 Durham County Registry.
2. All easements, restrictions and encumbrances of record;
3. Ad Valorem taxes for current year and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year acknowledged below.

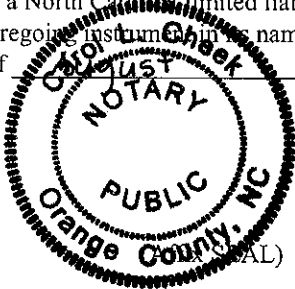
C & P of Durham LLC

(X) [Signature] (SEAL)
 Print/Type Name & Title: S. Craig Morrison, Member/Manager

(X) Patti M. Morrison (SEAL)
 Print/Type Name & Title: Patti M. Morrison, Member/Manager

State of North Carolina - County of Durham

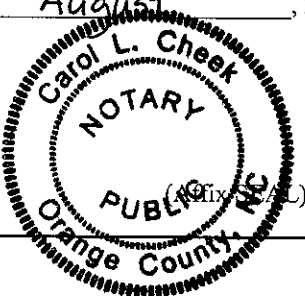
I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that S. Craig Morrison personally came before me this day and acknowledged that he is the Member/Manager of C & P of Durham LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in his name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 1st day of August, 2018.



Notary Signature: Carol L. Cheek
 Notary Printed Name: Carol L. Cheek
 My Commission Expires: Sept. 15, 2018

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that Patti M. Morrison personally came before me this day and acknowledged that she is the Member/Manager of C & P of Durham LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 1st day of August, 2018.



Notary Signature: Carol L. Cheek
 Notary Printed Name: Carol L. Cheek
 My Commission Expires: Sept. 15, 2018

Exhibit "A"

Parcel 1:

Unit 130 in Building No. 100 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, amended in Book 1483 at Page 822, Durham County Registry, together with a 0.01763 (1.763%) 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 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, amended in Book 1483 at Page 822, 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.

Property Address: 21 W Colony Pl, Unit 130, Durham, NC 27705

Parcel ID: 137126

Exhibit "A"

Continued

Parcel 2:

Unit 140 in Building No. 100 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, amended in Book 1483 at Page 822, Durham County Registry, together with a 0.01763 (1.763%) 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 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, amended in Book 1483 at Page 822, 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.

Property Address: 21 W Colony Pl, Unit 140, Durham, NC 27705

Parcel ID: 137127