

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
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DEED

Excise Tax: \$ 130.00

North Carolina General Warranty Deed

Prepared by: Lisa M. Logan, Attorney at Law.
Return to: Grantee below.

Brief description for the index: 21 West Colony Place Units 110 & 120 Parcels: 137124 and 137125

This Warranty Deed is made this 30th day of January 2018 by and between the following parties:

GRANTOR

**Blair Robinson and spouse,
Sarah W. Robinson**

**Address: 4510 Cheshire Court
Durham NC 27705**

GRANTEE

M.L. Sullivan Development Corporation, Inc.

**Address: 4100 Five Oaks Drive Suite 22
Durham NC 27707**

The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

That the Grantor, for and in consideration of good and valuable consideration in hand paid to him by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, his heirs and/or successors and assigns, in fee simple all that certain premises, lot or parcel of land situated or lying in the County of Durham, State of North Carolina, and described with more particularity as:

See Exhibit A attached here and incorporated herein by reference.

Known as 21 West Colony Place Units 110 & 120 Durham North Carolina. Parcels: 137124 & 137125.

TO HAVE AND TO HOLD the above-described premises, lot or parcel of land, with all the appurtenances thereto belonging, to the Grantee in fee simple.

AND, the Grantor covenants with the Grantee, that the Grantor is seized of the premises, lot or parcel of land in fee simple and has the right to convey same in fee simple, that the title is fully marketable and free and clear from all encumbrances, with the exceptions noted below, if any; and that Grantor will fully warrant and fully defend the title to this real property as described above 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:

- 2018 real estate taxes not yet due and payable.
- Any and all restrictions, easements, covenants, and agreements.
- Subject to matters set forth in the above referenced recorded plat(s).

The real estate herein described ___ was X was not the primary residence of the Grantor.

IN WITNESS WHEREOF, the Grantor have set hands and seal hereunto, the day and year as first written herein above.

Blair Robinson (SEAL)

Sarah W. Robinson (SEAL)
Sarah W. Robinson

STATE OF North Carolina
COUNTY OF Durham

I, Heather S. Arrington, a Notary Public for Durham County and the State shown above, do hereby certify that Blair Robinson and Sarah W. Robinson personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand official notarial seal, this the 30 day of January, 2018.

My Commission Expires: 4/28/2018 Heather S. Arrington (SEAL)
Notary Public

Printed name of Notary: Heather S. Arrington



EXHIBIT A

Unit No. 110 and 120 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, together with a 0.0529 (5.29%) 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, 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.