

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Oct 23 12:19 PM NC Rev Stamp: \$ 2800.00  
 Book: 8532 Page: 491 Fee: \$ 26.00  
 Instrument Number: 2018037103  
 DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 2,800.00

Parcel Identifier No. 153796

Mail/Box to: GRANTEE

This instrument was prepared by: Harris & Hilton, P.A., 7320 Six Forks Road, Suite 100, Raleigh, NC 27615

Brief description for index: Lots 9 & 10, Allendown Retail Center

THIS DEED made this 18 day of October 2018, by and between

GRANTOR	GRANTEE
<p><b>Suntree Investment, LLC</b>                      A North Carolina limited liability company                      AKA Suntree Investments, LLC</p> <p>4621 Fielding Drive                      Raleigh, NC 27606</p>	<p><b>KB NC Investments, LLC</b>                      Mailing Address: 12003 McBride Drive                      Raleigh, NC 27613</p> <p>Property Address: 2107 Allendown Drive                      Durham, NC 27713</p>

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 Suntree Investment s 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:

**SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE.**

The property described above was acquired by Grantor by instrument recorded in Book 5060, Page 117.  
 A map showing the above described property is recorded in Book of Maps 161, Page 79.

Submitted electronically by "Harris & Hilton, P.A."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property conveyed is not a principal residence of the Grantor.

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.

Grantor covenants with 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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

**Suntree Investment, LLC**, a North Carolina Limited liability company

By: [Signature] (SEAL)  
Name: Kuisung Kang  
Title: Manager/Member

STATE OF NC COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a NC ID and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kuisung Kang as **Manager/Member** of **Suntree Investment, LLC**.

Date: 10/18/18  
(Official Seal)

[Signature]  
Printed Name: Loren Hedrick  
My commission expires: 6/16/21

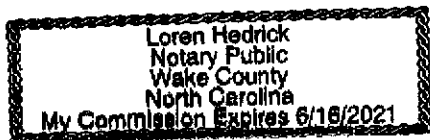


EXHIBIT A

BEING all of Lots 9 and 10, Allendown Retail Center, as shown in Plat Book 161, Page 79, Durham County Registry.