

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2015 May 29 04:46 PM NC Rev Stamp: \$ 820.00  
Book: 7713 Page: 514 Fee: \$ 26.00  
Instrument Number: 2015016703  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 820.00

Parcel Identifier No. 197918 & 197919 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: William G. Harriss (Without benefit of title exam)

Brief description for the Index: Unit 106 and Unit 107 Brassfield Business Center I

THIS DEED made this 22<sup>nd</sup> day of May, 2015, by and between

GRANTOR	GRANTEE
TICON PROPERTIES, LLC a North Carolina limited liability company	STREAMLINE MANAGEMENT GROUP, LLC, a North Carolina limited liability company
Address: 5836 Fayetteville Road, Ste. 203 Durham, NC 27713	Mailing Address: 9110 Concord Hill Court Raleigh, NC 27613
	Property Address: 2210 Page Road Stes. 106 & 107 Durham, NC 27703

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.

submitted electronically by "Law Offices of Jonathan Richardson"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 the City of \_\_\_\_\_, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

**See attached Exhibit A for legal description**

This property herein conveyed does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in Condo Drawer 5, Pages 394 - 398 and Drawer 6, Pages 1 - 5..

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:

**Subject to all easements, restrictions 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.

**TICON PROPERTIES, LLC**  
a North Carolina limited liability company

\_\_\_\_\_ (Seal)

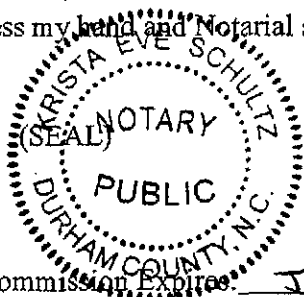
By: W. Jack McGhee  
W. Jack McGhee, Manager

\_\_\_\_\_ (Seal)

State of North Carolina - County of Durham

I, the undersigned Notary Public of Durham County and State of North Carolina, do hereby certify that **W. Jack McGhee, Manager of Ticon Properties, LLC** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 26 day of may, 2015.



Sign: Krista Eve Schultz  
Print: Krista Eve Schultz Notary Public

My Commission Expires: January 30, 2016

## EXHIBIT A

Condominium Unit B-106 and Unit B-107 of Brassfield Business Center I, a Condominium as described on condominium documents filed in Condo Drawer 5 at Pages 394 through 398 and Condo Drawer 6 at Pages 1 through 5, Durham County Registry, together with an undivided interest in the common areas as specified in the condominium documents.

These condo units are subject to Declaration of Covenants, Conditions and Restrictions of Brassfield Business Center I, a Condominium, recorded in Book 4235, Page 171, amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of Brassfield Business Center I, a Condominium, recorded in Book 4862, Page 614, and further amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions of Brassfield Business Center I, a Condominium, recorded in Book 5092, Page 853, Durham County Registry.

By accepting this deed Grantee accepts the benefits and burdens of the Condominium documents referred to above which include the obligation to pay dues and assessments to the association referred to in the Condominium documents.

In addition to the condominium documents, the property is subject to Declaration of Protective Covenants Brassfield Business Park made as of 10 June 2002, recorded in Book 3472, Page 863, with Amendment recorded in Book 3475, Page 319, Durham County Registry.