

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2015 Sep 30 04:21 PM NC Rev Stamp: \$ 420.00  
Book: 7797 Page: 790 Fee: \$ 26.00  
Instrument Number: 2015032929  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$420.00 Recording Time, Book and Page  
Tax Lot No. 0197911 Parcel Identifier No.: 0759.04-42-9613.004

Mail after recording to: Manning, Fulton & Skinner, P.A. (Box 133)

This instrument was prepared by: Nicole S. Loeffler of Manning, Fulton & Skinner, P.A.

Brief description for the Index: Unit A-104, Brassfield Business Center I

THIS DEED made this 25 day of September, 2015 by and between

GRANTOR	GRANTEE
<b>FRANKLIN C. LUSSIER and wife, KERRI ANN LUSSIER</b>	<b>LASHLEY TWO, LLC a North Carolina limited liability company</b>
<b>313 Bolton Grant Drive Cary, North Carolina 27519</b>	<b>201 Tibbets Rock Drive Cary, North Carolina 27513</b>

The property conveyed by this instrument does not include the primary residence of Grantor.

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Durham, 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 6844, page 171, Durham County Registry.

A map showing the above-described property is recorded in Condominium Book 5, pages 394 through 398 and Condominium Book 6, pages 1 through 5, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This property is conveyed subject to covenants, easements and restrictions of record affecting said property and to 2015 ad valorem taxes, now due and payable.

IN WITNESS WHEREOF, Grantor has hereto set his hand the day and year first above written.

Franklin C. Lussier  
Franklin C. Lussier  
Kerri Ann Lussier  
Kerri Ann Lussier

STATE OF NORTH CAROLINA

COUNTY OF WAKE

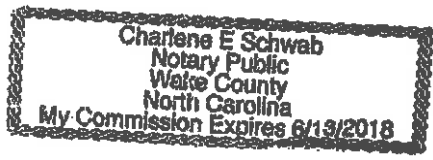
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Franklin G. Lussier and Kerri Ann Lussier

Date: 9-25, 2015

Notary Public: Charlene E Schwab

Printed Name: Charlene E Schwab

My Commission Expires: 6-13-18



**EXHIBIT A**

**(Legal Description)**

Being all of Condominium Unit A-104 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.

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.

