

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Apr 27 10:53 AM NC Rev Stamp: \$ 470.00
 Book: 8410 Page: 559 Fee: \$ 26.00
 Instrument Number: 2018013801
 DEED

Excise Tax \$470.00

Recording Time, Book and Page

Parcel ID: 197910

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615; w/o title exam

Brief Description for the index: **Unit A-103 Brassfield Business Center I**

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by Fidelity NATIONAL TITLE

THIS DEED made this 25th day of April, 2018, by and between

GRANTOR	GRANTEE
<p>Lloyd L Nichols, LLC a North Carolina limited liability company 6600 Mt Herman Road Raleigh, NC 27617</p>	<p>Prasha Corporation</p> <p><u>Property Address:</u> 2216 Page Road, A103 Durham, NC 27703</p>
<p><u> </u> If Checked, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<p><u>Mailing Address:</u> 421 Excalibur Drive Morrisville, NC 27560</p> <p>((to verify that your name(s), status and mailing address are correct, please initial))</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 does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Durahm County, North Carolina and more particularly described as follows:

See Attached Exhibit "A" Legal Description

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 except for the exceptions hereinafter stated.

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

1. Subject to ad valorem taxes for the year 2018 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record Durham County Registry.

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

Lloyd L Nichols, LLC
a North Carolina limited liability company

By: *Lloyd L Nichols*
Lloyd L. Nichols, Member/Manager

STATE OF NC
COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Lloyd L. Nichols, Member/Manager of Lloyd L Nichols, LLC.

Witness my hand and official stamp or seal, this the 25th day of April, 2018.

Jawson E. Love
Notary Public

My commission expires: 11/20/20

Seal/Stamp



EXHIBIT "A"
LEGAL DESCRIPTION

Condominium Unit A-103 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.