

Register of Deeds

Sharon A. Davis
Durham County, NC

09/29/2023 11:24:44 AM

BT: OPR B: 9992 P: 695 Pages: 3

DEED - DEED

Fee: \$5026.00 Excise Tax: \$5000.00
INSTRUMENT #2023075547

ejacobs



**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 5,000.00

Recording Time, Book and Page

Parcel Ref. No.

Parcel Identifier No.

Mail after recording to: Grantee: 2500 Gateway Centre Blvd. Suite 400, Morrisville, NC 27560

This instrument was prepared by: William W. Browning, Atty (23-160)

THIS DEED made this 10th day of August, 2023, by and between

GRANTOR

SEDWICK, LLC, a North Carolina limited liability company
Address: 4750 New Broad Street, Suite 125, Orlando, FL 32814

GRANTEE

WANSAN GROUP, LLC, a North Carolina limited liability company
Address: 2500 Gateway Centre Blvd. Suite 400, Morrisville, NC 27560

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 and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 8173, Page 430, Durham County Registry.

A map showing the above described property is recorded in Plat Book ____, Page ____, and referenced within this instrument.

The above described property does does not include the primary 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.

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

SEDWICK, LLC

By: _____

Greg Lindberg, Manager



STATE OF Florida

COUNTY OF Hillsborough

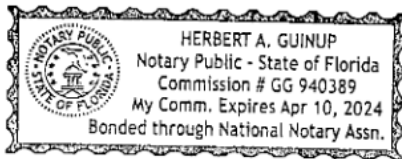
I, Herbert A. Guinup, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Greg Lindberg, Manager of Sedwick, LLC, Grantor.

Witness my hand and official stamp or seal, this the 11 day of August, 2023.

My Commission Expires: 04-10-2024

Herbert A. Guinup
Notary Public

Print Notary Name: Herbert A. Guinup



LEGAL DESCRIPTION

TRACT ONE:

BEING all of Condominium Units 2220-101, 2220-102, 2220-201, 2220-202, 2222-101, 2222-102, 2222-103, 2222-201, 2222-202, 2222-203, 2224-101, 2224-102, 2224-201, and 2224-202 of Sedwick Commons Office Park according to a Declaration of Condominium filed for record in Real Estate Book 3617 at Page 319, Durham County Registry, together with all of the appurtenances thereto, including the specified undivided interest in and to the common areas of said condominium. The foregoing condominium unit is more particularly shown on the Plat and Plans recorded in Plat Book 115 at Page 32, and in Condominium File 5, Pages 276, 278, 280, 282, 284 & 286, Durham County Registry, and the said Declaration, amendments thereto, Plat and Plans are hereby incorporated by reference including the unit located thereon; said unit being located at 2220 Sedwick Road, 101, 102, 201 and 202, 2222 Sedwick Road, 101, 102, 103, 201, 202 and 203, and 2224 Sedwick Road, 101, 102, 201 and 202. (Tax parcel 153997, 153994, 153996, 153995, 153998, 153999, 154000, 154001, 220488, 154202, 154003, 154004, 154005, 154006)

TRACT TWO:

BEING that 0.23 acre parcel shown as "Area to be Connected" and being a part of Tract 1 on the Recombination Plat of: SEDWICK COMMONS & O.W. ALPHIN as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 194 at page 46, to which plat reference is hereby expressly made for a mor particular description of same.

This property has a street address of 2218 Sedwick Road. (Tax parcel 217601)