

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2015 Dec 30 02:47 PM NC Rev Stamp: \$ 311.00
Book: 7849 Page: 765 Fee: \$ 26.00
Instrument Number: 2015043032
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$311.00
Tax Lot No. _____ Parcel Identifier No. 196618 Verified by _____ County on the ___ day of _____, 2015, by _____

Mail after recording to: GRANTEE

This instrument was prepared by **Greg C. McGibney**

Without Benefit of Title Examination

Brief Description for the index

Unit No. 250, Building Two, 5011 Southpark Drive, Southpark at 54 Professional Center, CM 5, Pages 222,224,226, and Pages 342,344,346,348 and CM 6, Pages 7,9,11 and 13 Durham County Register

THIS DEED made this 18 day of December, 2015, by and between

GRANTOR

**RENWOOD PROPERTIES, LLC
1818 MLK, JR BLVD, #272
CHAPEL HILL, NC 27514**

GRANTEE

**FITNESS INVESTMENT PARTNERS, INC.
5011 SOUTHPARK DRIVE, STE 250
DURHAM, NC 27713**

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

SEE ATTACHED EXHIBIT A.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor. (NC GS § 105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 4391, Page 286.**

submitted electronically by "Lance Wootton Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

A map showing the above described property is recorded in Plat Book __, Page __.

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:

Subject to 2015 taxes, easements, conditions and restrictions of record, if any.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

RENWOOD PROPERTIES, LLC

By: [Signature]
member/manager

STATE OF North Carolina, Durham County

I, Greg C McGibney, a Notary Public of the County and State aforesaid, certify that **WILLIAM F. BIRD** personally appeared before me this day and acknowledged that he/she is (member/manager) of **RENWOOD PROPERTIES, LLC.**, a North Carolina limited liability company and that by authority duly given and as the act of such limited liability company he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this 18 day of December, 2015.

[Signature]
Official Signature of Notary

(Official Seal)

Notary Public

Notary's printed or typed name

Greg C. McGibney
Notary Public
Durham County, NC
My Commission Expires: Aug.17, 2017

My commission expires: _____

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant-Register of Deeds.

EXHIBIT "A" TO GENERAL WARRANTY DEED

BEING KNOWN and designated as 5011 Southpark Drive, Unit No. 250, Building Two, Southpark at 54 Professional Center (the Unit), an office condominium located in the County of Durham, State of North Carolina, as designated and described under the provisions of Chapter 47C of the North Carolina General Statutes in the Declaration of Covenants, Conditions and Restrictions of Southpark at 54 Professional Center, a Condominium recorded August 27, 2001 in Book 3184, Page 296, Durham County Registry, as amended by First Amendment recorded in Book 4012, Page 118, Durham County Registry, as amended by Second Amendment recorded in Book 4331, Page 176, Durham County Registry (collectively the "Declaration"), together with the percentage undivided interest in the common elements and facilities declared therein to be appurtenant to said Unit which undivided interest shall automatically change in accordance with the terms of said Declaration and in any Amendment or Amendments to the Declaration (an "Amendment") filed of record pursuant to the provisions of the North Carolina Condominium Act, in the undivided interest as set forth in such Amendment, which undivided interest shall automatically be deemed to be conveyed effective on the recording of such Amendment as though conveyed hereby. The land upon which the buildings and improvements are located is situated in the County of Durham, State of North Carolina and is fully described in the Declaration, to which reference is hereby made for a more particular description of same. The said land is also shown in Condominium Plat Book No. 5, Pages 222, 224 and 226 and in Pages 342, 344, 346 and 348 and in Condominium Plat Book No. 6, Pages 7, 9, 11 and 13 in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description.

Grantee, by accepting this Deed, hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the Declaration, the Articles and the Bylaws of Southpark at 54 Professional Center Condominium and the Rules and Regulations made thereunder including, but not limited to, membership in the Southpark at 54 Professional Center Owners Association, Inc., a North Carolina non-profit corporation, and the obligation to make payments of assessments for the maintenance and operation of the Condominium which may be levied against such unit.