

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2016 MAY 24 09:39:42 AM  
BK:7936 PG:759-760  
DEED  
FEE:\$26.00  
EXCISE TAX:\$957.00  
INSTRUMENT # 2016016334  
SMMARSH



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$957.00

Parcel Identifier No. <sup>cut of</sup> 149564 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: Unit 204 Southpoint Professional Center Phase II

THIS DEED made this 23rd day of May, 2016, by and between

GRANTOR	GRANTEE
<p><b>SOUTHPOINT PROFESSIONAL PARTNERS, LLC</b></p> <p>1515 West NC Highway 54, Suite 110 Durham, NC 27707</p>	<p><b>GADDIS HOLDINGS, LLC</b></p> <p>240 Leigh Farm Rd Suite 100 Durham, NC 27707</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 condominium unit located in Durham County, North Carolina and more particularly described as follows:

Being all of Unit 204 (containing 3,229 useable square feet), together with all right, title, interest, privileges and easements appurtenant thereto, all as more particularly described in the Declaration of Southpoint Professional Center Phase II Condominium recorded in Book 7910 Page 666, Durham County Registry and in the plat and plans for Southpoint Professional Center Phase II Condominium recorded in Condominium Plat Book 12, Pages 285 through 300, Durham County Registry, to which reference is hereby made for a more complete and particular description of the same.

All or a portion of the property herein conveyed does not include the primary residence of a 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, other than the following exceptions:

- 1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
- 2. Easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

SOUTHPOINT PROFESSIONAL PARTNERS, LLC

By: [Signature]  
F. Kennon Borden, Jr., Manager

STATE OF NC  
COUNTY OF Durham

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: F. Kennon Borden, Jr.

Date: 5-23-16

[Signature]  
Notary Public

Print Name: Kelly J Mackay

My commission expires: 3-8-20

[Official Seal]

