

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Aug 05 11:26 AM
Book: 9419 Page: 798
 NC Rev Stamp: \$ 3030.00 Fee: \$ 26.00
 Instrument Number: 2021039637
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 3030
 Tax Parcel No. 208297

This instrument was prepared by (without title examination): Eugene F. Dauchert, Jr., Manning Fulton & Skinner, P.A., Diamond View II, Suite 130, 280 South Mangum Street, Durham, NC 27701

Mail after recording to: Grantee

Brief Description for the Index: 249 E. NC Highway 54 Unit #100, Durham County, North Carolina 27713

THIS DEED is made the 3rd day of August 2021, by and between:

GRANTOR	GRANTEE
<p>Triangle Orthopaedics Real Estate Group, LLC a North Carolina limited liability company</p> <p>120 William Penn Plaza Durham, NC 27704 Attention: Donald R. Brelsford, Manager</p>	<p>Cryo-Cell International, Inc. a Delaware corporation</p> <p>c/o Richard Prentis, Esq. Stubbs, Cole, Breedlove, Prentis & Biggs, PLLC 4 Consultant Place Durham, NC 27707</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 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 those certain lots or parcels of land situated in Durham County, North Carolina, and more particularly described as follows (the "Property"):

Submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

See **EXHIBIT A**, attached hereto, and incorporated herein.

The Property described in Exhibit A was acquired by Grantor by instrument recorded in Book 5661, Page 645, Durham County Registry

All or a portion of the Property herein conveyed does **NOT** include the primary residence of Grantor.


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 the Grantor covenants with the Grantee that, as to the Property described above, Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Declaration of Protective Covenants, Conditions, and Restrictions for Southpoint Professional Center, recorded in Book 5597, Page 358, Durham County Registry.
2. Declaration of Condominium for Southpoint Professional Center Condominium recorded in Book 5597, Page 408, Durham County Registry.
3. Plat recorded in Condominium Plat Book No. 9, Pages 102, 105, 108, 111, 114, and 117, Durham County Registry.
4. Right of Way Agreements to Duke Power Company, recorded in Book 431 at Page 655, and Book 238 at Page 367, Durham County Registry.
5. Perpetual Sewage Easement to City of Durham, recorded in Book 1508, at Page 455, subject to all the terms of the Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements recorded in Book 1223, at Page 239, Durham County Registry.
6. Declaration of Cross Easements dated February 2, 2006, recorded in Book 5104, Page 332, Durham County Registry.
7. Plat recorded in Plat Book 170, Page 275, Durham County Registry.
8. Ad valorem property taxes for the year 2021 and subsequent years.

IN WITNESS WHEREOF, Grantor has executed this deed to be effective as of the day and year first above written.

TRIANGLE ORTHOPAEDICS REAL ESTATE GROUP, LLC,
a North Carolina limited liability company

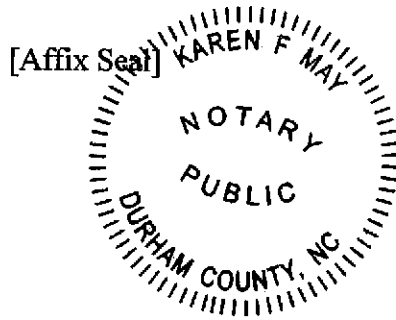
By: 
Donald R. Brelsford, Manager

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing documents for the purposes stated therein and in the capacity indicated: Donald R. Brelsford, Manager

Date: August 3, 2021.



Karen F. May
Notary Public
Print Name: Karen F May
My Commission Expires: 10.22-2022

EXHIBIT A

BEING KNOWN AND DESIGNATED as 249 E. Highway 54, Unit 100, Southpoint Professional Center (the "Building"), an office condominium located in the County of Durham, State of North Carolina (the "Condominium"), as designated and described, in accordance with the provisions of Chapter 47C of the North Carolina General Statutes, in the Declaration of Condominium for Southpoint Professional Center Condominium, a Condominium, recorded on May 7, 2007, in Book 5597, Page 408, Durham County Registry (the "Declaration"), together with the percentage undivided interest in the common elements and facilities declared therein to be appurtenance to the Unit, which undivided interest shall automatically change in accordance with the terms of the Declaration and any amendments to the Declaration filed of record pursuant to the provisions of the North Carolina Condominium Act. The real property upon which the Building is located is situated in Durham County, North Carolina, and more fully described in the Declaration (the "Property"). The Property is also shown on the condominium plat recorded in Plat Book 9, Pages 102, 105, 108, 111, 114, and 117, Durham County Registry.