

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Nov 26 04:45 PM NC Rev Stamp: \$ 1668.00
 Book: 8552 Page: 139 Fee: \$ 26.00
 Instrument Number: 2018040799
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1668.00

Parcel Identifier No. 154175 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Brownlee Whitlow & Praet, PLLC, 4020 WestChase Blvd. Suite 530 Raleigh, NC, 27607

Brief description for the Index: Lot 3, Century Office Plaza

THIS DEED made this 26th day of November, 2018, by and between

GRANTOR	GRANTEE
<p>Kosar, LLC, a North Carolina Limited Liability Company</p>	<p>Marudhar LLC, a North Carolina Limited Liability Company</p>
<p>Mailing Address: 1937 Amity Hill Ct. Raleigh, NC 27612</p>	<p>Property Address: 2511 E. North Carolina 54 Hwy Durham, NC 27713</p>
	<p>Mailing Address: 9720 Dayton Ct. Raleigh, NC 27617</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 lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

See Attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5688, Page 778-781

All or a portion of the property herein conveyed ___ includes or x 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.

Submitted electronically by "Brownlee Whitlow Praet & File, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

Easements, restrictions, and rights of way of record, and ad valorem taxes for the current year, if any.

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

Kosar, LLC A North Carolina Limited Liability Company

By: Mehdi Sanjar
(SEAL)

Name: Mehdi Sanjar
Title: Manager

State of NC - County or City of Wake

I, Mary Lynn Buckley the undersigned Notary Public of the County and State aforesaid, certify that Mehdi Sanjar, in his capacity as Manager of Kosar, LLC, a North Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of November, 2018.

My Commission Expires: 4-15-23

(Affix Seal):

Mary Lynn Buckley Notary Public
Notary's Printed or Typed Name

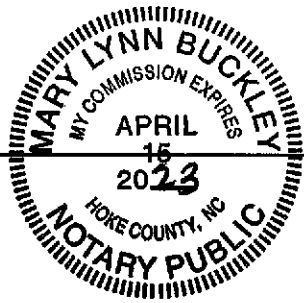


EXHIBIT A

Property located on the north side of NC 54 and BEING all of Lot 3 as per plat and survey of CENTURY OFFICE PLAZA, which plat is recorded in Plat Book 129, Page 23, Durham County Registry, to which reference is made.

Subject to easements, restrictions and rights-of-way of record.

This property has a street address of 2511 NC 54 Hwy., Durham, NC 27713.