

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2022 Mar 04 01:46 PM**  
**Book: 9632 Page: 312**  
NC Rev Stamp: \$ 920.00 Fee: \$ 26.00  
Instrument Number: 2022009447  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Prepared by Gary Berman, atty. (without title search)  
Return to Grantee  
Excise tax: \$920.00  
Tax parcel number: 154176  
PIN: 0738-03-32-8845  
Grantor's mailing address: 1919 White Plains Road, Chapel Hill, NC 27517  
Grantee's mailing address: 2513 Highway 54 E, Durham, NC 27713

The property described in this deed does not include the Grantor's primary residence.

**THIS DEED**, dated March 1, 2022, is from Century Plaza Partners, a North Carolina general partnership, herein referred to as the Grantor, to C,C & P Associates, LLC, a North Carolina limited liability company, herein referred to as the Grantee.

(C,C & P Associates, LLC, is also known as C, C & P Associates, LLC.)

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, the following-described lands lying in Durham County, North Carolina, and more particularly described as follows:

**BEING** all of Lot 1 as per plat and survey of CENTURY OFFICE PLAZA, which plat is recorded in Plat Book 129, page 23, Durham County Registry.

(The address of this property is 2513 East NC Highway 54, Durham, NC 27713. The Grantor acquired the above-described lots by deed recorded in Real Estate Book 1869, page 600, Durham County Registry.)

**TO HAVE AND TO HOLD** the aforesaid lands and all privileges, improvements, and appurtenances thereto in fee simple.

**AND** the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the provisions of the documents recorded in Real Estate Book 1803, page 731, Real Estate Book 1807, page 655, and Real Estate Book 5688, page 772, Durham County Registry.

**IN WITNESS WHEREOF**, the Grantor has executed and sealed this deed.

CENTURY PLAZA PARTNERS, by:

Yuan-Shen Huang (SEAL)  
Yuan-Shen Huang, as Managing Partner of  
Century Plaza Partners

STATE OF NORTH CAROLINA, COUNTY OF DURHAM

I, Gary K. Berman, a notary public of the aforesaid state and county, certify that Yuan-Shen Huang, as Managing Partner of Century Plaza Partners, personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial stamp or seal, this 1st day of March 2022.

Gary K. Berman  
Notary Public

My commission expires:

January 8, 2027

