

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JUL 09 02:53:54 PM
BK: 7743 PG: 136-138
DEED
FEE: \$26.00
EXCISE TAX: \$545.00
INSTRUMENT # 2015022255
SCEARNEL



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$545.00

Parcel Identifier No. 212555 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: ~~Grantor~~ Pinna Johnston, Burwell PA, PO Box 31788, RALEIGH NC 27622

This instrument was prepared by: Pinna, Johnston & Burwell, P.A. (without title search or opinion)

Brief description for the Index: 2609 N. Duke Street, Central Professional Park Bldg. 100

THIS DEED made this 8 day of JULY, 2015 by and between

GRANTOR	GRANTEE
Medical Properties I Durham, LLC a Delaware limited liability company	King Family Partnership 4507 Pleasant Green Road Durham, NC 27705

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 Exhibit A attached.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7421, page 693.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Condominium Plat Book 11, pages 392, 394 & 396, and Condominium Plat Book 12, pages 39 & 41, Durham County Registry.

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.

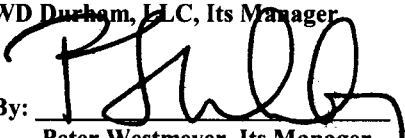
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. 2015 and subsequent years' ad valorem taxes.
2. All easements, documents, restrictions and rights-of-way of record.
3. Rights or claims of parties in possession as tenants only under unrecorded leases.
4. Riparian rights of others incident to Ellerbee Creek or other waters coursing the Land.
5. Terms and conditions of, and rights of others in and to the use of the property subject to, the Easements of record.
6. Rights of others in and to the common areas and to party walls.

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

Medical Properties I Durham, LLC

By: ~~WD Durham, LLC, Its Manager~~

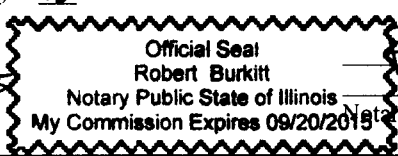
By: 
 Peter Westmeyer, Its Manager

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared 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 _____ day of _____, 20__.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of IL - County or City of COOK
 I, the undersigned Notary Public of the County or City of COOK and State aforesaid, certify that Peter Westmeyer personally came before me this day and acknowledged that he is the Manager of WD Durham, LLC, Manager of Medical Properties I Durham, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 8 day of July, 2015.

My Commission Expires: 09/20/2015 Notary Public
 (Affix Seal) Notary's Printed or Typed Name



State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

EXHIBIT A

BEING ALL OF BUILDING #100 (UNIT 1), CENTRAL PROFESSIONAL PARK CONDOMINIUM AS SHOWN ON THOSE MAPS ENTITLED, "FINAL CONDOMINIUM & RECOMBINATION PLAT OF CENTRAL PROFESSIONAL PARK CONDOMINIUM PROPERTY OF WINDROSE CENTRAL MEDICAL PROPERTIES, LLC" RECORDED IN CONDOMINIUM PLAT BOOK 11, PAGES 392, 394 & 396 AND AMENDED IN THOSE MAPS ENTITLED, "CORRECTED CONDOMINIUM & RECOMBINATION PLAT OF CENTRAL PROFESSIONAL PARK CONDOMINIUM PROPERTY OF WINDROSE CENTRAL MEDICAL PROPERTIES, LLC" RECORDED IN CONDOMINIUM PLAT BOOK 12, PAGES 39 & 41, DURHAM COUNTY REGISTRY.

SUBJECT TO THAT DECLARATION OF CONDOMINIUM FOR CENTRAL PROFESSIONAL PARK CONDOMINIUM AND RECORDED IN BOOK 6577, PAGE 118, DURHAM COUNTY, NORTH CAROLINA REGISTRY, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR CENTRAL PROFESSIONAL PARK CONDOMINIUM RECORDED IN BOOK 6726, PAGE 558, DURHAM COUNTY REGISTRY.

TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT BY THE DECLARATION AS AMENDED FROM TIME TO TIME AND ALL RIGHTS AND EASEMENTS APPURTENANT TO SAID UNIT AS SPECIFICALLY ENUMERATED IN THE DECLARATION AND ANY AMENDMENTS THERETO.