

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Jan 16 04:31 PM NC Rev Stamp: \$ 4150.00  
Book: 8348 Page: 952 Fee: \$ 26.00  
Instrument Number: 2018001743  
DEED

Excise Tax \$ 4,150.00

Prepared by **Kennon Craver, PLLC**  
Return to Grantee

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made this 5<sup>th</sup> day of December, 2017, by and between:

**GRANTOR:** William B. Watts, III, Trustee under The Watts Living Trust dated January 22, 2009, and any amendments thereto; and  
Morgan McBain, Trustee under The McBain Living Trust dated January 22, 2009, and any amendments thereto  
P.O. Box 2051  
Venice, CA 90294

and

**GRANTEE:** SRI 2609 200 Holdings, LLC, a North Carolina limited liability company  
1412 Old Oxford Rd #400  
Durham, NC 27704

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context).

**WITNESSETH:** THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Durham County, North Carolina, and being more particularly described as follows (the "Property"):

KC367424

Submitted electronically by Donna R. Cohen Law 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 by reference.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee, that Grantor has 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 except for ad valorem taxes for 2018 and subsequent years, rights of tenant under leases, and the exceptions numbered 2 through 24, inclusive, set forth on Exhibit B of the deed vesting title in Grantor recorded in Book 6726, Page 564, Durham County Registry which are incorporated herein by reference.

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

(signature and acknowledge page follows)

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

THE WATTS LIVING TRUST DATED JANUARY 22, 2009

BY: [Signature], Trustee  
William B. Watts, III, Trustee under The Watts Living Trust,  
dated January 22, 2009 and any amendments thereto

THE MCBAIN LIVING TRUST DATED JANUARY 22, 2009

BY: [Signature], Trustee  
Morgan McBain, Trustee under The McBain Living Trust,  
dated January 22, 2009 and any amendments thereto

STATE OF California  
COUNTY OF Los Angeles

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: William B. Watts, III, Trustee.

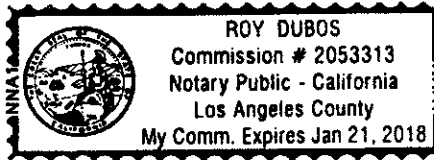
Date: December 5, 2017

[Signature]  
Notary Public

Print Name: Roy DuBos

My commission expires: 01-21-18

[Official Seal]



STATE OF California  
COUNTY OF Los Angeles

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Morgan McBain, Trustee.

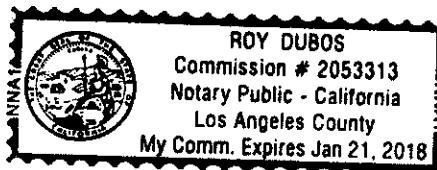
Date: December 5, 2017

[Signature]  
Notary Public

Print Name: Roy DuBos

My commission expires: 01-21-18

[Official Seal]



**EXHIBIT A**  
**Legal Description**

That property in the County of Durham and State of North Carolina comprising a portion of the condominium known as Central Professional Park Condominium, said condominium having been established by Declaration of Condominium for Central Professional Park 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 (hereinafter collectively referred to as the "Declaration") and being more particularly described as follows:

**BEING known and designated as Unit 2 of Central Professional Park Condominiums, as shown on plats and plan of Central Professional Park Condominiums, recorded in Condominium Map 11, Pages 392-396, in the Durham County Registry, as amended by the Plats recorded in Condominium Book 12, Pages 39-41, Durham County Registry.**

**This conveyance is subject to that Declaration as defined hereinabove and as may be amended thereafter.**

**TOGETHER WITH the undivided interest in the Common Elements allocated to said Units by the Declaration as amended from time to time and all rights and easements appurtenant to said Units as specifically enumerated in the Declaration and any amendments thereto.**