

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Aug 15 04:03 PM NC Rev Stamp: \$ 1940.00  
 Book: 8489 Page: 438 Fee: \$ 26.00  
 Instrument Number: 2018028797  
 DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,940.00

Parcel Identifier No. 212561 / 0823-20-70-3639.007 Verified by .....County on the .....  
 day of ....., 2018  
 By:.....

Mail/Box to: Grantee  
 This instrument prepared by Donna R. Cohen, Esq.  
 Brief description for the Index Central Professional Park Condominium

THIS DEED made this 2d day of August, 2018, by and between

GRANTOR	GRANTEE
North Duke, LLC, a Delaware Limited Liability Company P.O. Box 1051 Durham, NC 27702  <i>Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership</i>	SRI 2609 800 Holdings, LLC 1412 Old Oxford Road, #400 Durham, NC 27704  Property Address: 2609 N. Duke Street Building 800 Durham, NC 27704

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" – LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

Submitted electronically by Donna R. Cohen, Attorney at Law, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7314, Page 70 Durham County Registry.

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 Condo Map 11, Pages 396-397 and Condo Map 12, Pages 39-42, 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 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:

**Ad valorem taxes for the year 2018 and subsequent years not yet due and payable; all easements, covenants and restrictions of public record.**

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

**North Duke, LLC, a Delaware limited liability company**

**By: Azure, LLC, a Delaware limited liability company, its sole member**

By: \_\_\_\_\_

**John R. Redmond, Manager**

State of Maryland County of Montgomery

I, the undersigned Notary Public of the County of Montgomery and State aforesaid, certify that John R. Redmond, Manager of Azure, LLC, sole Member of North Duke, LLC, Grantor, 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 02<sup>nd</sup> day of August, 2018.

My commission expires: Nov 10<sup>th</sup> 2018  
(Affix Seal)

Aimee Tankoano  
.....Notary Public  
Notary's Printed or Typed Name

**AIMEE B. TANKOANO**  
**NOTARY PUBLIC STATE OF MARYLAND**  
My Commission Expires November 10, 2018

**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 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 (hereinafter collectively referred to as the "Declaration") and being more particularly described as follows:

Being known and designated as Unit 7 of Central Professional Park Condominiums, as shown on plats and plans of Central Professional Park Condominiums, recorded in Condominium Map 11, Pages 396 through 397, in the Durham County Registry, as amended by the Plats recorded in Condominium Book 12, Pages 39 through 42, 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.