

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Sep 10 11:29 AM NC Rev Stamp: \$ 2500.00
Book: 8504 Page: 554 Fee: \$ 26.00
Instrument Number: 2018031722
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 2,500.00

Parcel Identifier No. Out of 164646 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Midtown Property Law, 4112 Blue Ridge Road, Suite 200, Raleigh, NC 27612

This instrument was prepared by: Midtown Property Law, 4112 Blue Ridge Road, Suite 200, Raleigh, NC 27612

Brief description for the Index: _____

THIS DEED made this 7 day of September, 2018, by and between

GRANTOR

GRANTEE

Bethesda Purchase Associates LLC
**3909 Regent Road
Durham, NC 27707**
Formerly
**3200 Beechleaf Ct., Ste. 500
Raleigh, NC 27604**

Bethesda Association, LLC
**10520 Chapel Hill Road, #1374
Morrisville, NC 27560**

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, parcel of land or condominium unit situated in the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

BEING all of New Lot 2 as shown on that plat recorded in Plat Book 199, Page 244, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3333 page 605.

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

A map showing the above described property is recorded in Plat Book 199 page 244.

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 "Midtown Property Law"
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:

See Exceptions Exhibit A attached hereto.

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

Bethesda Purchase Associates LLC
(Entity Name)

Print/Type Name: _____ (SEAL)

By: Dan W. Hill III
Print/Type Name & Title: DAN W. HILL, III, Manager

Print/Type Name: _____ (SEAL)

By: Jack Marin
Print/Type Name & Title: JACK MARIN, Manager

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

State of North Carolina – County of _____

I, the undersigned Notary Public of the County 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

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that DAN W. HILL, III, personally appeared before me this day and acknowledged that he is the Manager and JACK MARIN, personally appeared before me this day and acknowledged that he is the Manager of Bethesda Purchase Associates LLC, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 7 day of Sept., 2018.

My Commission Expires: _____

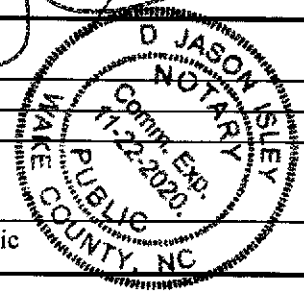
Notary Public

State of North Carolina – County of _____

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

My Commission Expires: _____

Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant –Register of Deeds

EXHIBIT A

- (i) the lien of real estate taxes which are not yet due and payable,
- (ii) all applicable laws (including zoning, building ordinances and land use regulations),
- (iii) all easements, restrictions, covenants, agreements, conditions, or other matters of record, and
- (iv) and any matters which would be revealed by an accurate survey.