

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2013 DEC 19 04:41:34 PM  
BK:7417 PG:201-204  
DEED  
FEE: \$26.00  
EXCISE TAX: \$2,750.00  
INSTRUMENT # 2013047037  
SROBESON



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2,750

Brief Description for Index: 2900 Croasdaile Dr.; Parcel ID: 130740

Instrument prepared by William A. Anderson, III, P.O. Box 51579, Durham, NC 27717-1579  
Return to Grantee

THIS DEED is made this 19<sup>th</sup> day of December, 2013, by and between:

GRANTOR: **CROASDAILE PROFESSIONAL ARTS BUILDING**, a North Carolina  
general partnership  
2900 Croasdaile Dr.  
Durham, NC 27705

and

GRANTEE: **DURACK INVESTMENTS, LLC**, A North Carolina limited liability company  
1700 Woodstock Rd.  
Durham, NC 27705

(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 (the "Property"): **SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN 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 is seized of the Property in fee simple, has the right to convey the same in fee simple, that the 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, except for the following exceptions: zoning ordinances, leases currently affecting the Property as evidenced by various memoranda of leases recorded in the Durham County Registry, matters shown on plats recorded in Plat Book 61, Page 188 and Plat Book 68, Page 118, both of the Durham County Registry, and the lien of City-County ad valorem taxes for 2014 and subsequent years.

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

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

Croasdaile Professional Arts Building

By: W. Wayne Jordan (seal)  
W. Wayne Jordan

By: Kenneth L. Walker (seal)  
Kenneth L. Walker

By: Milo J. Hoffman, Jr. (seal)  
Milo J. Hoffman, Jr.

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

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: W. WAYNE JORDAN  
(name of person signing in blank)

Date: 12/17, 2013

Christi C. Bintliff  
Notary Public

Print Name: CHRISTI C. BINTLIFF

My commission expires: 07/31/2016

[Official Seal]



STATE OF NORTH CAROLINA

COUNTY OF DURHAM

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: Kenneth L. Walker  
*(name of person signing in blank)*

Date: 12/17/2013

[Official Seal]



Christi C. Bintuff  
Notary Public

Print Name: CHRISTI C. BINTUFF

My commission expires: 07/31/2016

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

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: Milo J. Hoffman, JR.  
*(name of person signing in blank)*

Date: 12/17, 2013

[Official Seal]



Christi C. Bintuff  
Notary Public

Print Name: CHRISTI C. BINTUFF

My commission expires: 07/31/2016