

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Jul 29 10:52 AM**  
**Book: 9412 Page: 14**  
NC Rev Stamp: \$ 1900.00 Fee: \$ 26.00  
Instrument Number: 2021038317  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$1,900.00

Parcel Identifier No. 0749-52-57-7564.002

Mail/Box to: Grantee

This instrument was prepared by: Keith A. Satsky, Esq. with Satsky & Silverstein LLP, without title examination

Brief description for the Index: PARKSIDE ON MIAMI/SUITE C

THIS DEED made this 29<sup>th</sup> day of July, 2021, by and between

GRANTOR	GRANTEE
<p><b>Vaughan Development, LLC</b> a North Carolina limited liability company 708 Glen Mist Trail Hillsborough, NC 27278</p>	<p><b>Durham County Farm Bureau, Inc.</b> a North Carolina non-profit corporation 2902 South Miami Blvd. Suite A Durham, NC 27703</p>

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 Durham County, North Carolina and more particularly described as follows:

See **“EXHIBIT A”** attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5206, Page 62, 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 Plat Book CD0011, Pages 298 and 300

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: (i) general real estate taxes not yet due and payable at the time of closing; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) applicable zoning and building laws and building line restrictions and ordinances; (iv) all rights, easements, restrictions, conditions and reservations of record contained in the recorded Declaration of Condominium; (v) easements, restrictions, conditions, building set-back lines and reservations of record; (vi) provisions of the North Carolina Condominium Act; (vii) the Declaration of Condominium, the Bylaws of the Unit Owners Association and all other condominium documents and all amendments and exhibits thereto; (viii) easements, encroachments and other matters affecting title to the Property, the Common Elements or the Unit; (ix) acts done or suffered by Buyer or anyone claiming by, through or under Buyer, (x) Buyer's mortgage, trust deed or other security documents, (xi) liens or other matters insured over by the Title Insurer; and (xii) streets and highways, if any; and (xiii) utility easements, whether recorded or unrecorded.

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

Vaughan Development, LLC

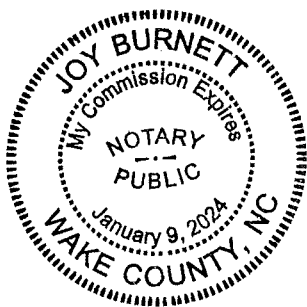
By: T. Mark Vaughan (SEAL)  
T. Mark Vaughan, Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Joy Burnett, a Notary Public of the County and State aforesaid, certify that T. Mark Vaughan personally appeared before me this day and acknowledged that he is Manager of Vaughan Development, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and notarial stamp or seal this 29<sup>th</sup> day of July 2021.



Joy Burnett  
NOTARY PUBLIC  
My Commission expires: 1-09-2024

Exhibit A  
Legal Description

That property located in the County of Durham and State of North Carolina comprising a portion of the condominium known as Parkside on Miami Condominium, a Condominium, said condominium having been established by that certain Declaration of Condominium for Parkside on Miami Condominium, dated December 28, 2009 and recorded in Book 6391, Page 891, Durham County, North Carolina Registry on December 28, 2009 as the same may have been amended and/or modified (the "Declaration") and being more particularly described as follows:

BEING known and designated as Unit C (the "Unit"), Parkside on Miami Condominium, a condominium, as shown on plats and plans of Parkside on Miami Condominium, a condominium, recorded in Condominium File 11, Pages 298 and 300, in the Durham County, North Carolina Registry;

TOGETHER WITH the allocated interests in and to the Common Elements of the Condominium appurtenant to the Unit as set forth in the Declaration and all rights of Grantee in and to the Limited Common Elements and facilities appurtenant to said Unit set forth in the Declaration;

AND FURTHER TOGETHER WITH AND SUBJECT TO all rights, privileges, easements, restrictions, covenants and conditions appurtenant to or applicable to said Unit as set forth in the Declaration.