

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2019 Mar 29 04:51 PM NC Rev Stamp: \$ 1050.00  
Book: 8624 Page: 585 Fee: \$ 26.00  
Instrument Number: 2019009921  
DEED

Submitted electronically by The Coleman Law Firm, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: ~~54200~~ \$1,050.00

Parcel Identifier No. 103075 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: The Coleman Law Firm, P.A.

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 29th day of March, 2019, by and between

**GRANTOR**  
David C. Scarborough, *as Free Trader*  
327 W. Main Street  
Durham, NC 27701

**GRANTEE**  
Christopher O'Connor  
2222 Cloud Cover  
Raleigh, NC 27614

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

See Exhibit A attached hereto.

Property Address: 317 W. Main St, #R01 & #R02, Durham, NC 27701

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.  
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 5 page 32.

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:  
Restrictive covenants recorded in Book 1777, Page 867, Wake County Registry.

Easements and Restrictions of record.

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

By: \_\_\_\_\_ (Entity Name) \_\_\_\_\_  
Print/Type Name: David C. Scarborough, (SEAL)

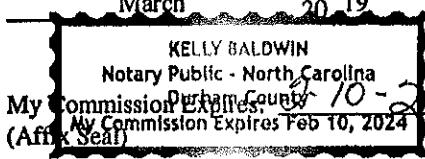
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

State of North Carolina - County or City of Wake DURHAM DS

I, the undersigned Notary Public of the County or City of Wake DURHAM and State aforesaid, certify that David C. Scarborough, a Free Trader 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 29th day of March, 2019



\_\_\_\_\_  
KELLY BALDWIN Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ 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: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

**EXHIBIT "A"**

BEING all of Units R-1 and R-2 of the West Main Street Condominium as identified, described and designated in that Declaration for West Main Street Condominium, drawn pursuant to the North Carolina Condominium Act, together with Plans attached thereto and forming a part thereof, and recorded in Book 1777, Page 867, et. seq., Durham County Registry, and Condominium File No. 5, 32-45 of the Durham County Registry, reference to such Declaration and Plans being hereby made for a more specific description of the aforesaid Units, together with the Units' undivided interest in and to the Common Elements and designated Limited Common Elements as described and set forth in the aforesaid Declaration and Plans, reference to such Declaration and Plans being hereby made for a more specific description of the Common Elements and Limited Common Elements.