

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 JUL 22 02:24:31 PM  
 BK: 7981 PG: 428-430  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$315.00  
 INSTRUMENT # 2016024536  
 SMMARSH



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$315.00

Parcel Identifier No. 130472 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: W. Andrew Fletcher, Hervey & Hervey, PA (without title examination)

Brief description for the Index Unit 203, 2300 Condominium Office Park, Plat Book 3, Page 188

THIS DEED made this 19<sup>th</sup> day of July, 2016, by and between

GRANTOR	GRANTEE
<p><b>William E. Self and wife, Barbara Self</b></p>	<p><b>Robert M. Browning, Jr. and wife, Susan D. Browning</b></p>
<p>206 Kinross Court Durham, NC 27712</p>	<p>P.O. Box 420 Roxboro, NC 27573-0420</p>

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

**See Exhibit A**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2135, Page 539.

The property herein conveyed does not include the primary residence of a Grantor.

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:

- 1) Ad Valorem taxes for the current year and subsequent years.
- 2) All easements, covenants, and restrictions of record.
- 3) Zoning regulations and ordinances.

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

William E. Self  
 William E. Self

\_\_\_\_\_  
 Barbara Self  
Barbara Self

State of North Carolina  
 County of Durham

I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that William E. Self and Barbara Self personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

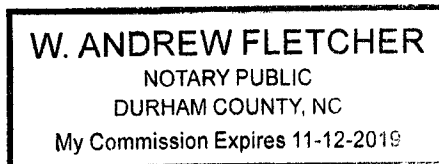
Witness my hand and Notarial stamp or seal this 14<sup>th</sup> day of July, 2016.

W. A. Fletcher  
 Notary Public

(Affix Seal)

W. Andrew Fletcher  
 Notary's Printed or Typed Name

My Commission Expires: 11/12/19



## Exhibit A

**BEING CONDOMINIUM UNIT 203 of the "3200 Condominium Office Park" condominiums together with all rights and easements appurtenant to said unit including an undivided interest as tenant-in-common in and to the common areas and facilities as defined and described in that certain Declaration of Condominium and Exhibits and By-Laws attached thereto or therein referred to, recorded on May 8, 1986 in Book 1277, at Page 835, Durham County Registry, to which reference is hereby made for a more particular description. Reference is also made to plat recorded in Plat Book 3 at Page 188, Durham County Registry.**

**Property hereby conveyed is to be used for purposes set out in the Declarations as they exist or may hereafter be amended as provided by law.**