

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Feb 13 03:03 PM NC Rev Stamp: \$ 314.00  
Book: 8124 Page: 190 Fee: \$ 26.00  
Instrument Number: 2017004773  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$314.00

Parcel Identifier No: \_\_\_\_\_

Prepared By: Lance A. Wootton

Return to : Grantee

The property transferred herein  includes  does not include the primary residence of the grantor.

THIS DEED made this 7 day of February , 2017, by and between:

GRANTOR	GRANTEE
John McNeely DuBose and wife, Lynne DuBose PO Box 2804 Durham, NC 27715	Riverbank Construction, Inc. 3200 Croasdaile Drive, Suite 201 Durham, NC 27705

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 2199 at Page 670. A map showing the above described property is recorded in Plat Book Condo 3, Page 188.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record.

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.**

**IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seal, the day and year first above written.**

John McNeely DuBose (SEAL)  
 John McNeely DuBose  
Lynne DuBose (SEAL)  
 Lynne Dubose  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (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: John McNeely DuBose and Lynne DuBose. Witness my hand and official stamp or seal this 9 day of February, 2017.

My Commission Expires: 10/15/18  
(SEAL - STAMP)

Beverly Teseniar  
Notary Public

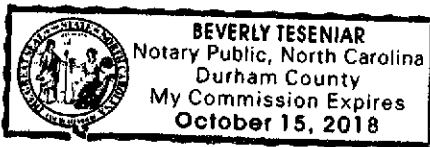


Exhibit A – Riverbank

**BEING CONDOMINIUM UNIT 201 of the "3200 Condominium Office Park" condominiums together with all rights and easements appurtenant to said units 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 and amended in Book 1309, Page 564 in Book 1382, Page 189 Durham County Registry to which reference is hereby made for a more particular description. Reference is also made to plat recorded in Condominium 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.**

Parcel ID: 130471