

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2017 Feb 15 01:20 PM NC Rev Stamp: \$ 230.00  
 Book: 8125 Page: 581 Fee: \$ 26.00  
 Instrument Number: 2017005078  
 DEED

Excise Tax \$ 230.00

[Recording Time, Book and Page]

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 130495  
 Verified by Durham County on the \_\_\_\_\_ day of \_\_\_\_\_, 2017  
 by \_\_\_\_\_

Mail after recording to MICHAEL R. DECKER and MELISSA FLYTHE DECKER  
4200 WOOD VALLEY DRIVE, RALEIGH, NC 27613 (TAX NOICE ADDRESS)

This instrument was prepared by STEWMAN, BOOKER & LOVE LAW, PC

Brief description for the Index Suite 703, 3200 Condominium Office Park

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of February, 2017, by and between

GRANTORS	GRANTEES
<p><b>RYAN THOMSEN and spouse</b>  <b>SUSAN THOMSEN</b></p> <p><b>11630 HICKORY GROVE CHURCH RD</b>  <b>RALEIGH, NC 27613</b></p>	<p><b>MICHAEL R. DECKER and spouse</b>  <b>MELISSA FLYTHE DECKER</b>                      as tenants by the entirety  <b>4200 WOOD VALLEY DRIVE, RALEIGH, NC 27613</b>  <b>(TAX NOICE ADDRESS)</b></p> <p>PROPERTY ADDRESS:  <b>3200 CROASDAILE DRIVE, STE 703</b>  <b>DURHAM, NC 27705</b></p>

THIS PROPERTY WAS \_\_\_ WAS NOT  GRANTORS PRIMARY RESIDENCE

The designations "Grantors" and "Grantees" 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.

submitted electronically by "Stewman, Booker & Love Law, PC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in the City of ...DURHAM... Township, County of ...Durham... North Carolina, and more particularly described as follows:

BEING CONDOMINIUM UNIT 702 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 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 MAY 8, 1989 IN BOOK 1277, PAGE 835 AND AS AMENDED ON SEPTEMBER 9, 1986 IN BOOK 1309, PAGE 564, DURHAM COUNTY REGISTRY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. REFERENCE IS ALSO MADE TO PLAT RECORDED IN PLAT BOOK 112, PAGE 33 AND NEW CONDOMINIUM BOOK 3, PAGE 255 ET SEQ.. DURHAM COUNTY REGISTRY. BEING ALSO KNOWN AS UNIT 703. SEE BOOK 1573, PAGE 38 OF THE DURHAM COUNTY REGISTRY.

PARCEL ID: 130495

Together with and subject to any and all covenants, conditions, restrictions, reservations, easements and rights-of-way of public record.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7174, Page 89.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

APPLICABLE ZONING.

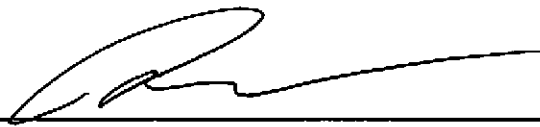
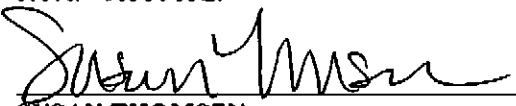
ANY EASEMENTS AND RIGHTS OF WAY FOR SERVICE LINES, ROADS AND UTILITIES AS MAY BORDER OR CROSS THE PROPERTY, INCLUDING THE SUBDIVISION STREETS AS SHOWN ON RECORDED PLAT.

ANY EASEMENTS RESERVED IN THE RESTRICTIVE COVENANTS, INCLUDING HOMEOWNERS ASSOCIATION PROVISIONS.

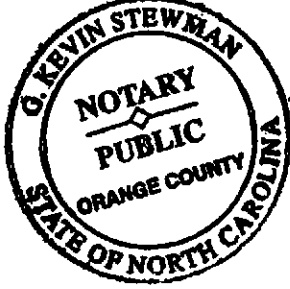
APPLICABLE RESTRICTIVE COVENANTS OF RECORD AND STREET ASSESSMENTS.

2017 REAL PROPERTY TAXES.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

 (SEAL)  
RYAN THOMSEN  
 (SEAL)  
SUSAN THOMSEN

SEAL-STAMP



NORTH CAROLINA, ORANGE COUNTY

I, G. Kevin Stewman, a Notary Public of the County and State aforesaid, certify that RYAN THOMSEN and SUSAN THOMSEN personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 15th day of February, 2017

My commission expires: Oct 15, 2020

  
Notary Public: G Kevin Stewman

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_ REGISTER OF DEEDS FOR DURHAM COUNTY

By \_\_\_\_\_ Deputy/Assistant - Register of Deeds