

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 MAR 31 04:48:38 PM
BK: 7901 PG: 494-496
DEED
FEE: \$26.00
EXCISE TAX: \$360.00
INSTRUMENT # 2016009674
SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 360.00
Tax Parcel ID No. 130479 _____ Verified by _____ County
on the ___ day of _____, 20___ By: _____

Mail/Box to Grantee: 3200 Croasdaile Drive, Unit 306, Durham, NC 27705

This instrument was prepared by Darin P. Meece, Attorney _____

Brief description for the Index: 3200 CONDOMINIUM OFFICE P ARK/UT#306

The deed made the latest day set forth in the notary acknowledgment below, by and between

GRANTOR: NATIONAL PRESS PHOTOGRAPHERS ASSOCIATION, INC., A North Carolina Corporation
whose mailing address is 120 Hooper Street, Athens GA 30602

GRANTEE: THE ENGINE MERCHANT, LLC, A North Carolina Limited Liability Corporation
whose mailing address is 3200 Croasdaile Drive, Unit 306, Durham, NC 27705

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1287, Page 659-660, and being reflected on plat(s) recorded in Condominium Drawer 3, page/slide 188.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

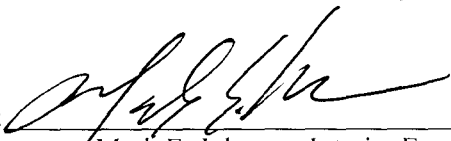
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

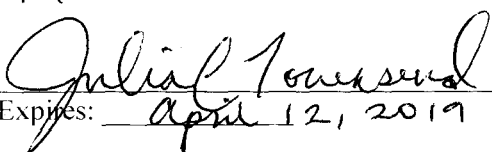
This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

**NATIONAL PRESS PHOTOGRAPHERS
ASSOCIATION, INC.**

By: 
Mark E. Johnson, Interim Executive Director

State of GA GEORGIA
County of Clarke
I, the undersigned Notary Public of the County and State aforesaid, certify that Mark E. Johnson personally came before me this day and acknowledged that he is the Interim Executive Director of NATIONAL PRESS PHOTOGRAPHERS ASSOCIATION, INC. and that by authority duly given and as the act of such entity, he or she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 25th day of March, 2016
 Notary Public
My Commission Expires: April 12, 2019

(Official/Notarial Seal)

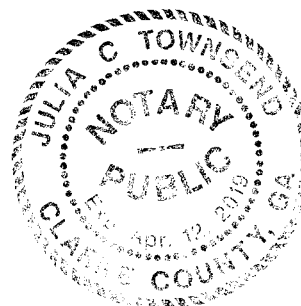


EXHIBIT A

BEING Condominium Unit 304 and Unit 306 of the "3200 Condominium Office Park", condominiums together with all rights and easements appurtenant to said units including as undivided interest as tenants-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 also made to plat recorded in Condominium Book 3 at Page 188, Durham County Registry.