

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Dec 07 01:43 PM NC Rev Stamp: \$ 212.00  
Book: 8083 Page: 75 Fee: \$ 26.00  
Instrument Number: 2016042958  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 212.00  
Tax Parcel ID No. 130478 \_\_\_\_\_ Verified by \_\_\_\_\_ County \_\_\_\_\_  
on the \_\_\_\_ day of \_\_\_\_\_, 2016 By: \_\_\_\_\_

Mail/Box to Grantee: 3200 Croasdaile Drive, #304, Durham, NC 27705

This instrument was prepared by Darin P. Meece, Attorney \_\_\_\_\_

Brief description for the Index: 3200 CONDOMINIUM OFFICE PARK/UT#304

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

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

**GRANTEE: TOLEDO CONSTRUCTION, LLC**  
whose mailing address is 3200 Croasdaile Drive, #304, 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:

**BEING all of Lot 24, Block A, as shown on plat of property of Spring Valley as per plat and survey thereof by George C. Love, Jr., 9/20/65, and now on file in the Office of the Register of Deeds of Durham County at Plat Book 52, Page 60, to which plat reference is hereby made for a more particular description of the property conveyed.**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 7652, Page 716, and being reflected on plat(s) recorded in Map/Plat Book 52, page/slide 60.

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.

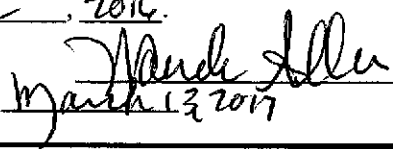
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**NATIONAL PRESS PHOTOGRAPHERS  
ASSOCIATION, INC.**

By:   
AKILI C. RAMSESS, Executive Director

State of Georgia  
County of Clarke

I, the undersigned Notary Public of the County and State aforesaid, certify that AKILI C. RAMSESS personally came before me this day and acknowledged that he is the 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 1 day of Dec, 2014.

My Commission Expires: March 13 2017  Notary Public

(Official/Notarial Seal)

