


FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2017 JAN 24 10:55:12 AM
 BK:8111 PG:811-813
 DEED
 FEE: \$26.00
 EXCISE TAX: \$3,900.00
 INSTRUMENT # 2017002332
 SMMARSH



2017002332

Prepared by: David W. Hagy, Group Vice President, Associate General Counsel, SunTrust Bank

Return after recording to: Grantee

Tax Parcel 172380 and 172376

Brief description for the Index: 1: Future Lands, 36,700 sq. ft, BOM 124, pg. 7; 2: Lot 2, BOM 122, pg. 86, DCR

Tax Stamps \$ 3900.00

SPECIAL WARRANTY DEED

THIS DEED made this 17th day of January, 2017, by and between:

GRANTOR	GRANTEE
<p>SUNTRUST BANK, A GEORGIA CORPORATION, AS SUCCESSOR BY MERGER TO NATIONAL BANK OF COMMERCE AND HILLSBOROUGH SAVINGS BANK, S.S.B.</p>	<p>WIN DUKE ST, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY</p>
<p>Attn: Corporate Real Estate</p>	<p>2165 Louisa Drive</p>
<p>919 E. Main Street</p>	<p>Belleair Beach, Florida 33786</p>
<p>Richmond, Virginia 23219</p>	
<p>Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.</p>	

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and NC00414/Deed.1

assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The property herein conveyed is not a personal residence of Grantor.

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 those certain lots or parcels of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

Parcel One:

Consisting of 36,700 square feet, more or less, and BEING all of that property labeled "Future Lands" per plat of survey thereof titled "Gary M. Hock" by Triangle Surveyors dated June 25, 1990, recorded September 24, 1990, in Plat Book 124, page 7, Durham County Register of Deeds, to which reference is made for a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2786, Page 964 in the Office of the Register of Deeds of Durham County, North Carolina.

Parcel Two:

BEING all of Lot 2, containing 2.9756 acres, more or less, as shown on plat entitled "Recombination of Hock Property" by Robert L. Young, R.L.S., dated the 27th day of March, 1989, and recorded in Plat Book 122, page 86, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2786, Page 967 in the Office of the Register of Deeds of Durham County, North Carolina.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

2017 ad valorem taxes not yet due and payable.

All easements, restrictions, zoning ordinances, rights-of-way and other matters of record in Durham County, North Carolina.

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.

SUNTRUST BANK

By: *Sarah P. Bagby*
Sarah P. Bagby
First Vice President

COMMONWEALTH OF VIRGINIA

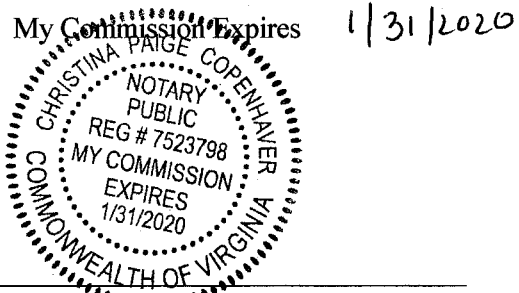
CITY OF RICHMOND

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Sarah P. Bagby, as First Vice President of SunTrust Bank, a Georgia banking corporation, Grantor, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 17 day of January, 2017.

C. Copenhagen
Notary Public *Christina Paige ERS*

Printed Name: Christi Copenhagen



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.