

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Oct 02 03:12 PM NC Rev Stamp: \$ 1141.00
Book: 8520 Page: 267 Fee: \$ 26.00
Instrument Number: 2018034705
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,141.00

Parcel Identifier _____, Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Grantee

This instrument was prepared by: William A. Anderson, III, Attorney, Kennon Craver, PLLC

Brief description for the Index: _____

THIS DEED made effective as of the 2 day of October, 2018, by and between

GRANTOR	GRANTEE
Yancey, Credle & Byers I, LLC	Juhlin Building LLC, a North Carolina limited liability company
2211 Leah Drive Hillsborough, NC 27278	2705 Bexley Ave Durham, NC 27707

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land, or condominium unit situated in the City of Durham, _____ Township, Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4574, page 66.

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

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:

Ad valorem taxes for 2019 and subsequent years; zoning ordinances; written leases assigned to Grantee; matters as shown on plats recorded in Plat Book 115 at Page 111, Condominium Plat Book 4 at Pages 111, 112, and 113, and Condominium Plat Book 5 at Page 5; Declaration of Dekalb Centre Condominium recorded in Book 1407, Page 901, Durham County Registry, as amended by Amendment Number One to the Declaration of Dekalb Centre Condominium recorded in Book 1670, Page 667, Durham County Registry Declaration of Easements recorded in Book 7651, Page 251, Durham County Registry.

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

YANCEY, CREDLE & BYERS I, LLC

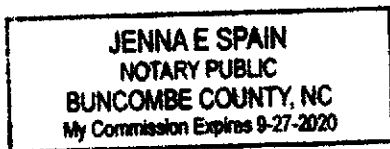
BY: [Signature] (SEAL)
William Clifford Credle, Member/Manager

Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: William Clifford Credle.

Date: October 2, 2018

(Affix Official Seal below)



[Signature]
Official Signature of Notary Public
Notary Public

Print Name: Jenna E Spain

My commission expires: 09/27/2020 ^{JES}

EXHIBIT A

BEING all of Condominium Units E-1, E-2, E-3, E-4, E-5, and E-6 of DEKALB CENTRE CONDOMINIUM according to the Declaration of Dekalb Centre Condominium recorded in Book 1407, Page 901, Durham County Registry, together with the associated plat recorded in Plat Book 115, Page 165, Durham County Registry, and the associated plans recorded in Condominium Plat Book 4, Pages 111, 112, and 113, Durham County Registry, as amended by Amendment Number One to the Declaration of Dekalb Centre Condominium recorded in Book 1670, Page 667, Durham County Registry, and the associated plans recorded in Condominium Plat Book 5, Page 5, Durham County Registry, together with all of the appurtenances thereto, including the specified undivided interest in and to the common elements of Dekalb Centre Condominium.

Durham PIDS: 156125; 156126; 156127; 156128; 156129; 156130