

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2015 May 20 11:41 AM NC Rev Stamp: \$ 5266.00
Book: 7705 Page: 390 Fee: \$ 26.00
Instrument Number: 2015015249
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,266.00
Tax Lot No. _____ Parcel Identifier No. 217335

Mail after recording to: _____

This instrument was prepared by: Nicole S. Loeffler of Manning Fulton & Skinner, P.A.

Brief description for the Index: Unit 4, Gateway Terrace Land Condominium

THIS DEED made this 19th day of May, 2015, by and between

| GRANTOR | GRANTEE |
|--|---|
| MJM GATEWAY TERRACE RE LLC, a North Carolina limited liability company c/o Anuj Mittal 5720 Creedmoor Road, Suite 205 Raleigh, North Carolina 27612 | GRACE BAY LLC a North Carolina limited liability company c/o James H. Kitchen P.O. Box 225 Chapel Hill, North Carolina 27514 |

The property conveyed by this instrument does not include the primary residence of the Grantor.

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.

Submitted electronically by "The Pryzwansky Law Firm"
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 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 or parcel of land situated in _____ Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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:

This property is conveyed subject to covenants, easements and restrictions of record affecting said property and to 2015 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed the day and year first above written.

MJM GATEWAY TERRACE RE, LLC, a North Carolina limited liability company

By: MJM GATEWAY TERRACE RE MANAGER, INC., a North Carolina corporation, its manager

By: [Signature]
Name: Anuj N. Mittal
Title: President

STATE OF NORTH CAROLINA:

COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Anuj N. Mittal personally came before me this day and acknowledged that he is President of MJM Gateway Terrace RE MANAGER, INC., a North Carolina corporation, which is manager of MJM Gateway Terrace RE, LLC, a North Carolina limited liability company, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 19th day of May, 2015.

[Signature]
Notary Public
Type/Print Name: Janet W. Harris
My Commission expires: 10-22-19

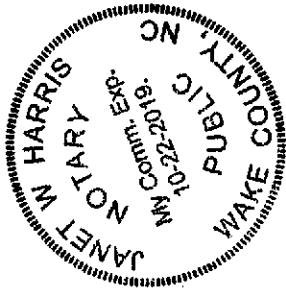


EXHIBIT A

Property Description

BEING all of Land Unit 4 of GATEWAY TERRACE LAND CONDOMINIUM (the "Condominium") as designated and described in the Declaration Creating Unit Ownership and Establishing Restrictions, Covenants and Conditions for Gateway Terrace Land Condominium" (the "Declaration") creating said Condominium under the provisions of Chapter 47C of the North Carolina General Statutes (the "Condominium Act"), which Declaration is recorded in Book 7635, page 884, in the Office of the Register of Deeds of Durham County, NC (the "Durham County Registry"), and as shown on plans on file in Condominium File No. 12- 245 to 248, in the Durham County Registry.

TOGETHER WITH a 9.8% allocated interest in and to the Common Elements of the Condominium; AND FURTHER TOGETHER WITH AND SUBJECT TO all rights, privileges, easements, restrictions, covenants and conditions appurtenant to or applicable to said Units as set for the in the Declaration. The Condominium Act, the Declaration and the plans on file in Condominium File No. 12-245 to 248, in the Durham County Registry, are incorporated by reference for, among other reasons, a more particular description of the Unit, the allocated interests, the Common Elements and the land on which the Unit and the Common Elements are located.