

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Jul 25 08:47 AM NC Rev Stamp: \$ 29400.00
 Book: 8473 Page: 58 Fee: \$ 26.00
 Instrument Number: 2018025727
 DEED

Excise Tax: \$29,400

Recording Time, Book and Page

Parcel Identifier No.: 0800-03-21-9800

Verified by _____ County on the ___ day of _____, 2018; By: _____

Mail after recording to Grantee

This instrument was prepared by: Alexander Ricks PLLC (MJH)

Brief Description for the index

Land Unit 1, Condominium File No. 12, Pages 245-248

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 24 day of July, 2018, by and between

GRANTOR

GRANTEE

Gateway Terrace Partners, LLC,
 a North Carolina limited liability company

Narsi Development Gateway, LLC,
 a North Carolina limited liability company

Mailing Address:
 124 Floyd Smith Drive, Suite 150
 Charlotte, NC 28262

Mailing Address:
 10020 Sellona Street, Suite 100
 Raleigh, NC 27617

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The Property herein conveyed does not include the primary residence of a Grantor.

The Property was acquired by Grantor by instrument recorded in Book 7385 at Page 160 of the Durham County public registry.

00743-003/0012 submitted electronically by "Alexander Ricks PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid Property 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.

This conveyance is SUBJECT TO all valid and continuing restrictions, conditions, reservations, easements, and other matters of record which encumber the Property and are listed on Exhibit B attached hereto and made a part hereof and is subject to ad valorem taxes for the current and subsequent years.

[signature appears on the following page]

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

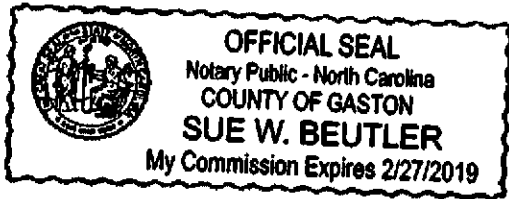
Gateway Terrace Partners, LLC,
a North Carolina limited liability company

By: JOEL GRIFFIN
Name: JOEL GRIFFIN
Title: MANAGER

State of NORTH CAROLINA - County of MECKLENBURG

I, the undersigned, a Notary Public of the County and the State aforesaid, certify that JOEL GRIFFIN personally appeared before me this day and acknowledged that s/he is MANAGER of Gateway Terrace Partners, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the limited liability company, s/he executed the foregoing instrument.

Witness my hand and official seal, this the 24 day of July, 2018.



Sue W. Beutler
Notary Public

Sue W. Beutler
printed name of Notary
My Commission Expires: 2/27/2019

EXHIBIT A

LEGAL DESCRIPTION

Lying and being situate in the City of Durham, Durham County, North Carolina, and being more particularly described as follows:

BEING all of Land Unit 1 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 (as amended, 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"), as amended by Amendment to Declaration Creating Unit Ownership and Establishing Restrictions, Covenants, and Conditions for Gateway Terrace Land Condominium recorded in Book 7659, Page 452 of the Durham County Registry, and as shown on the plans on file in Condominium File No. 12, Pages 245 to 248, in the Durham County Registry.

TOGETHER WITH a 41.2% 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 Condominium as set forth 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.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Unit Ownership File No. 12, Pages 245-248; Plat Book 160, page 213; Plat Book 191, Pages 9, 10, 382 and 384; and Plat Book 192, Pages 273 and 274.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance disclosed by plat(s) recorded in Plat Book 197, Page 340. In connection therewith Administrative Notice recorded in Book 8348, Page 134.
3. Covenants, conditions, restrictions, easements, and liens provided for in Declaration of Restrictive Covenants recorded in Book 6964, Page 823.
4. Covenants, conditions, restrictions, easements, and liens provided for in Declaration Creating Unit Ownership and Establishing Restrictions, Covenants and Conditions for Gateway Terrace Land Condominium filed for record in Book 7635, Page 884; as amended by Amendment to Declaration Creating Unit Ownership and Establishing Restrictions, Covenants and Conditions for Gateway Terrace Land Condominium recorded in Book 7659, Page 452, as affected by Lender's Subordination to Declaration recorded in Book 7664, Page 861, and any related maps, plans, bylaws and other document(s) and amendment(s).
5. Easement to Duke Power Company recorded in Book 253, Page 495.
6. Right of Way Agreement to Duke Energy recorded in Book 4940, Page 368.
7. Right of Way Agreements to Duke Energy Carolinas, LLC recorded in Book 7022, Pages 971, 974, 977, 980, and 983.
8. Stormwater Facility Agreement and Covenants recorded in Book 7164, Page 730.
9. Utility Easement to Public Service Company of North Carolina, Incorporated recorded in Book 7336, page 605; and as affected by Quitclaim and Release recorded in Book 7838, Page 533.
10. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance disclosed by survey entitled "ALTA/NSPS Land Title Survey Home2Suites Durham" by Jonathan F. Murphy, P.L.S., of Jonathan Murphy Professional Land Surveying, dated June 15, 2018.