

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2015 SEP 30 03:58:31 PM
 BK: 7797 PG: 670-673
 DEED
 FEE: \$26.00
 EXCISE TAX: \$1,100.00
 INSTRUMENT # 2015032914
 SCEARNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,100 Recording Time, Book and Page
 Tax Lot No. 217336 Parcel Identifier No.: 0800-03-21-6996

Mail after recording to: Payner Spruill LLP, PO Box 1801, Raleigh, NC 27602, Attn: Sanders

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

Brief description for the Index: Land Unit 5

THIS DEED made this 24 day of September, 2015 by and between

GRANTOR	GRANTEE
<p>MJM GATEWAY TERRACE RE, LLC, a North Carolina limited liability company</p> <p>5720 Creedmoor Road, Suite 205 Raleigh, NC 27612-2256</p>	<p>NAVIGATOR REAL ESTATE HOLDINGS TWO, LLC, a North Carolina limited liability company</p> <p>790 Pershing Road Raleigh, NC 27608</p>

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

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7075, Page 724, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

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

[SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereto set its hand 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] (SEAL)
Name/Title: Anuj N. Mittal/President
Date: 9/24/15

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Anuj N. Mittal.

Date: 9/24, 2015

Notary Public: [Signature]

Printed Name: Brenda K Lambert

My Commission Expires: 9-5-18

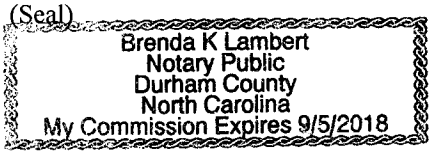


EXHIBIT "A"

BEING all of Land Unit 5 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, and as amended by that certain Amendment to the Declaration Creating Unit Ownership and Establishing Restrictions, Covenants, and Conditions for Gateway Terrace Land Condominium, recorded in Book 7659, Page 452, Durham County Registry (collectively, the "Declaration").

TOGETHER WITH a 7.8% 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 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.