

REGISTER OF DEEDS  
Sharon A. Davis  
Durham County, NC  
2019 Aug 23 12:53:11 PM  
BK:8734 PG:83-85  
DEED  
FEE: \$26.00  
INSTRUMENT # 2019030226  
EXCISE TAX: \$340.00  
SMMARSH



**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$340.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **130512 AND 130513**

Mail after recording to: **GRANTEE**

This instrument was prepared by: **H. EUGENE TATUM, III**

THIS DEED made this 30th day of July, 2019 by and between

GRANTOR

**JOHN A MONROE, UNMARRIED**

**Mailing Address: 6404 AMED RD, BAHAMA, NC 27503**

GRANTEE

**LILLIAN OBAZEE**

**Property Address: 3310 CROASDAILE DRIVE, UNIT 600& 700, DURHAM, NC 27705**

**Mailing Address: 12514 CANOLDER STREET RALEIGH NC 27614**

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 and more particularly described as follows:

**See Attached Exhibit A**

**UNITS 600 AND 700 CROASDAILE DRIVE OFFICE CONDOMINIUM, TOGETHER WITH A 4.543% AND 4.083% INTEREST RESPECTIVELY AS TENANT IN COMMON IN AND TO THE COMMON AREAS AND FACILITIES AS DEFINED AND DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM AND EXHIBITS AND BYLAWS ATTACHED THERETO OR THEREIN REFERRED TO, RECORDED ON JULY 29, 1986 IN BOOK 1297 AT PAGE 992, DURHAM COUNTY REGISTRY. REFERENCE IS ALSO MADE TO CONDOMINIUM DRAWER 3 AT PAGE 234, ET SEQ, DURHAM COUNTY REGISTRY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.**

**PARCEL ID 130512 AND 130513**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1390, Page 296, DURHAM County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 234-244, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? **No**

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 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:

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 officer(s), the day and year first above written.

_____	<u>John A. Monroe</u>	(SEAL)
(Entity Name)	JOHN A MONROE,	
By: _____	_____	(SEAL)
Title: _____		
By: _____	_____	(SEAL)
Title: _____		
_____	_____	(SEAL)

New York  
@ ~~NORTH CAROLINA~~ Hamilton COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: JOHN A MONROE, UNMARRIED. Witness my hand and official stamp or seal, this the 16<sup>th</sup> day of August 2019.

My Commission Expires: Nov 28, 2022

Brenda K Lanphear  
Notary Public  
Print Notary Name: Brenda K Lanphear

BRENDA K. LANPHEAR  
Notary Public, State of New York  
Qualified in Hamilton County  
Reg. No. 01LA5036477  
Commission Expires Nov. 28, 2022

NORTH CAROLINA \_\_\_\_\_ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_ . Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Print Notary Name: \_\_\_\_\_

## EXHIBIT A

### TRACT 1

BEING Condominium Unit 600 of the "3310 CROASDAILE DRIVE OFFICE CONDOMINIUM" together with all rights, responsibilities and easements appurtenant to said unit, including an undivided 4.543% interest as tenant-in-common in and to the common areas and facilities as defined and described in that certain Declaration of Condominium and Exhibits and Bylaws attached thereto or therein referred to, recorded on July 29, 1986 in Book 1297 at page 992, Durham County Registry. Reference is also made to Condominium Drawer 3 at page 234, et seq., Durham County Registry.

Property hereby conveyed is to be used for purposes set out in the Declarations as they exist or may hereafter be amended as provided by law.

### TRACT 2

BEING Condominium Unit 700 of the "3310 CROASDAILE DRIVE OFFICE CONDOMINIUM" Together with all rights, responsibilities and easements appurtenant to said unit, including an undivided 4.083% interest as tenant-in-common in and to the common areas and facilities as defined and described in that certain Declaration of Condominium and Exhibits and Bylaws attached thereto or therein referred to, recorded on July 29, 1986, in Book 1297 at page 992, Durham County Registry. Reference is also made to Condominium Drawer 3 at page 234, et seq., Durham County Registry.

Property hereby conveyed is to be used for purposes set out in the Declarations as they exist or may hereafter be amended as provided by law.