

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Nov 07 01:16 PM NC Rev Stamp: \$ 2692.00  
Book: 8542 Page: 51 Fee: \$ 26.00  
Instrument Number: 2018038932  
DEED

**NORTH CAROLINA CONDOMINIUM GENERAL WARRANTY DEED**

Excise Tax: \$ 2,692.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee 327 Main Street, Durham, NC 27701

This instrument was prepared by: Joseph W. Marion

Brief description for the Index: Condominium 201 Duke Forest Partners Condominium

THIS DEED made this 5th day of November, 2018, by and between

GRANTOR	GRANTEE
MILLER PROPERTY MANAGEMENT, LLC a North Carolina limited liability company	NEJODA, LLC a North Carolina limited liability company
Address: 3329 Durham Chapel Hill Blvd., Ste.200A Durham, NC 27707	Mailing Address: 327 Main Street Durham, NC 27701
	Property Address: 3308 Durham Chapel Hill Blvd Durham, NC 27707

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 Township, Durham County, North Carolina, and more particularly described as follows:

submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 8098, Page 308; Durham County Registry.

A map showing the above described property is recorded in Condo Drawer 13, Pages 82-83; Durham County Registry.

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, other than the following exceptions:

- Taxes for the year 2018 and subsequent years, not yet due and payable;
- 1. Declaration of Condominium appearing of record in Book 8541, Page 609, Durham County Registry;
- 2. Subject to matters shown on Condominium Plat recorded in Condominium Drawer 13, Pages 82-83, Durham County Registry;
- 3. Easements and rights-of-way of record.

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

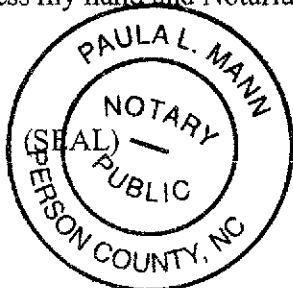
**MILLER PROPERTY MANAGEMENT, LLC**  
a North Carolina limited liability company

By: [Signature] (SEAL)  
Jesse Miller, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of Person County and State of North Carolina, do hereby certify that **Jesse Miller as Manager of MILLER PROPERTY MANAGEMENT, LLC, a North Carolina limited liability company** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 5<sup>th</sup> day of November, 2018.



Sign: [Signature]  
Print: PAULA L. MANN - Notary Public

My Commission Expires: 3-13-2020

## EXHIBIT A

BEING that property situated in Durham County, North Carolina, comprising a portion of the condominium development known as DUKE FOREST PARTNERS CONDOMINIUM, said condominium established by Declaration recorded in Book \_8541\_, Page \_609\_, Durham County Registry (the "Declaration"), and being more particularly described as follows (the "Property"):

State of North Carolina, County of Durham, Township of Durham, City of Durham, BEING known, described, and designated as all of **Condominium 201**, as shown and identified on plats and plans of the Duke Forest Partners Condominium, a condominium recorded in Condominium Drawer \_13\_, Pages \_82-82\_, Durham County Registry (the "Condominium Plat").

TOGETHER WITH all interests, easements, property rights, and benefits appurtenant to said Condominium 201 under the Declaration of Condominium recorded in Book \_8541\_, Page \_609\_, and all interests, easements, property rights, and benefits appurtenant to said Condominium 201 as shown and identified on the plats and plans recorded in Condominium Drawer \_13\_, Pages \_82-83\_, both of the Durham County Registry, including, but not limited to (i) Condominium 201, and (ii) a 43.53 percent undivided interest ancillary to Condominium 201.

This property has a street address of 3308 Durham Chapel Hill Blvd. Durham, NC 27707 and a tax parcel #\_\_\_\_\_.