

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 OCT 20 04:19:20 PM  
 BK: 7808 PG: 604-606  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$1,116.00  
 INSTRUMENT # 2015035058  
 APRILJ



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1116.00

Parcel Identifier No. 121562, 121565 and 121564 Verified by \_\_\_ County on the 10<sup>th</sup> day of October 2015  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: Duke Forest Place - Buildings D & E, Suites C120 and C130

THIS DEED made this 10<sup>th</sup> day of October, 2015, by and between

GRANTOR	GRANTEE
<p><b>SMEDLEY FAMILY LIMITED PARTNERSHIP</b>                       223 Horse Killer Road                      Shippensburg, PA 17257</p>	<p><b>JESSE E. MILLER</b>                       PO Box 3618                      Chapel Hill, NC 27515</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 in Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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:

1. 2015 ad valorem taxes
2. Restrictive covenants, easements, assessments and right-of-ways of record.
3. Matters as shown on the recorded map including but not limited to setbacks.

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

SMEDLEY FAMILY LIMITED PARTNERSHIP

By: Barbara Hutchinson  
Barbara Hutchinson, General Partner

STATE OF PA

COUNTY OF Cumberland

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: Barbara Hutchinson

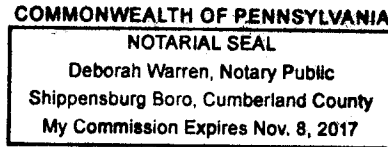
Date: Oct. 16, 2015

Deborah Warren  
Notary Public

Print Name: Deborah Warren

My commission expires: Nov. 8, 2017

[Official Seal]



**EXHIBIT A**

**Tract 1:**

BEING Condominium Unit C-120 of the "DUKE FOREST PLACE CONDOMINIUM" as shown on the plats and plans of Duke Forest Condominium as recorded in Plat Book 3, Pages 29 – 34, all of which are incorporated herein by reference together with all rights and easements appurtenant to said unit, including an undivided 1/25th 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 By-Laws attached thereto or therein referred to, recorded on June 28, 1984 in Book 1165, Page 20, Durham County Registry, and all amendments thereto (including, without limitation, Amendments recorded in Book 1197, Page 557; Book 1230, Page 942; and Book 2488, Page 700), to which reference is hereby made for a more particular description.

**Tract 2:**

BEING Condominium Unit C-130 of the "DUKE FOREST PLACE CONDOMINIUM" as shown on the plats and plans of Duke Forest Condominium as recorded in Plat Book 3, Pages 29 – 34, all of which are incorporated herein by reference together with all rights and easements appurtenant to said unit, including an undivided 1/25th 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 By-Laws attached thereto or therein referred to, recorded on June 28, 1984 in Book 1165, Page 20, Durham County Registry, and all amendments thereto (including, without limitation, Amendments recorded in Book 1197, Page 557; Book 1230, Page 942; and Book 2488, Page 700), to which reference is hereby made for a more particular description.

**Tract 3:**

BEING all of Tract 2 of the 3300 Limited Partnership Property as recorded in Plat Book 134, Page 122, Durham County Registry.

TOGETHER WITH the perpetual easement for ingress, egress and regress as contained within the Deeds as recorded in Book 1165, Page 18 and Book 1173, Page 892, Durham County Registry.