

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 MAR 16 02:09:16 PM
BK: 7890 PG: 786-788
DEED
FEE: \$26.00
EXCISE TAX: \$210.00
INSTRUMENT # 2016007765
SMMARSH



2016007765

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 210⁰⁰

Parcel Identifier No. 121570 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion

Brief description for the Index: Unit 210 Bldg C Duke Forest Place Condominiums

THIS DEED made this 16th day of March, 2016, by and between

GRANTOR	GRANTEE
TWO TEN AGAIN, a North Carolina Partnership	IRISH GREEN PROPERTIES, LLC a North Carolina limited liability company
Address: 2741 University Drive Durham, NC 27407	Mailing Address: <u>87602 Aycock</u> <u>Chapel Hill 27517</u>
	Property Address: 3326 Durham Chapel Hill Blvd., Ste. 210-C 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, _____ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1167, Page 186.

A map showing the above described property is recorded in Plat Book ____, Page ____.

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:

Subject to all easements, restrictions 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.

TWO TEN AGAIN
a North Carolina Partnership

By:

Joseph W. Marion

Joseph W. Marion, Partner

By:

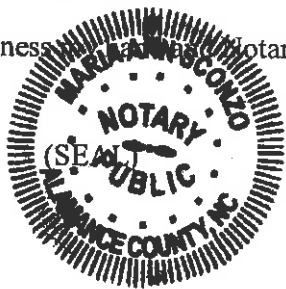
William G. Harriss

William G. Harriss, Partner

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Joseph W. Marion and William G. Harriss, Partners of TWO TEN AGAIN, a North Carolina Partnership** personally appeared before me this day and acknowledged to me that they voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 15th day of March, 2016.



Sign:

Maria Ann Scenzo

Print:

MARIA ANN SCENZO Notary Public

My Commission Expires: 6/2/2018

EXHIBIT A

BEING Condominium Unit C-120 of the DUKE FOREST PLACE CONDOMINIUMS, together with all rights and easements appurtenant to said unit, including an undivided 3/20th's 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 8, 1984 in Book 1165 at Page 20, Durham County Registry, to which reference is made.

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.

Subject to all easements, restrictions and rights-of-way of record.

The property has a street address of 3326 Durham Chapel Hill Blvd., Ste. 210-C, Durham, NC 27707 and a tax parcel #121570.