

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 SEP 23 04:10:54 PM
BK:7791 PG:785-788
DEED
FEE:\$26.00
EXCISE TAX:\$220.00
INSTRUMENT # 2015031902
APRILJ



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 220.00

Parcel Identifier No.: _____ Verified by _____ County on the _____ day of _____, 2014
By: _____

Mail to: Grantee, 327 W. Main Street, Durham, NC 27701

This instrument was prepared by: Richard F. Prentis, Jr., Attorney at Law

Brief description for the Index: _____

THIS DEED made this 10th day of September, 2015, by and between

GRANTOR	GRANTEE
<p>3300 LIMITED PARTNERSHIP, A Limited Partnership under the laws of the District Of Columbia</p>	<p>GREEN BRANCH DEVELOPMENT, LLC, A North Carolina Limited Liability Company</p>
<p>Mailing Address: c/o Barbara Hutchinson 523 Ashton Place Lititz, PA 17543</p>	<p>Property: 3326 Durham Chapel Hill Blvd., Unit 220C Durham, NC 27707</p>
	<p>Mailing: 327 W. Main Street Durham, NC 27701</p>

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

BEING all of that condominium unit described on Exhibit A attached hereto.

THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTORS.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2261 Page 501.

A map showing the above-described property is recorded in Plat Book _____ Pages _____.

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:

Restrictive Covenants and easements of record.

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

3300 LIMITED PARTNERSHIP
By: WILLIAM E. SMEDLEY GST EXEMPT TRUST
FOR BENEFIT OF BARBARA A. HUTCHINSON,
General Partner

By: Barbara A. Hutchinson (SEAL)
Barbara A. Hutchinson, Co-Trustee

By: Janet E. Smedley (SEAL)
Janet Smedley, Co-Trustee

3300 LIMITED PARTNERSHIP
By: WILLIAM E. SMEDLEY GST EXEMPT TRUST
FOR BENEFIT OF JANET SMEDLEY,
General Partner

By: Janet E. Smedley (SEAL)
Janet Smedley, Co-Trustee

By: Barbara A. Hutchinson (SEAL)
Barbara A. Hutchinson, Co-Trustee

STATE OF Pennsylvania COUNTY OF Lancaster

I, Kathleen M. Mulliken, a Notary Public of the aforesaid County and State, do hereby certify that BARBARA A. HUTCHINSON, Co-Trustee of the WILLIAM E. SMEDLEY GST EXEMPT TRUST FOR BENEFIT OF BARBARA A. HUTCHINSON, General Partner of 3300 LIMITED PARTNERSHIP, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 14th day of September, 2015.

My Commission Expires: June 3, 2017

Kathleen M. Mulliken
Notary Public

Commonwealth of Pennsylvania
NOTARIAL SEAL
KATHLEEN M. MULLIKEN, Notary Public
Lititz Boro, Lancaster County
My Commission Expires June 3, 2017

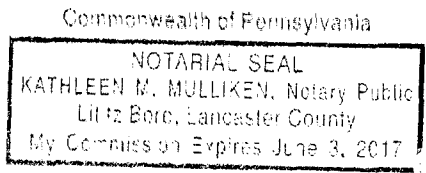
STATE OF Pennsylvania COUNTY OF Lancaster

I, Kathleen Mulliken, a Notary Public of the aforesaid County and State, do hereby certify that BARBARA A. HUTCHINSON, Co-Trustee of the WILLIAM E. SMEDLEY GST EXEMPT TRUST FOR BENEFIT OF JANET SMEDLEY, General Partner of 3300 LIMITED PARTNERSHIP, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 14th day of September, 2015.

My Commission Expires: June 3, 2017

Kathleen Mulliken
Notary Public



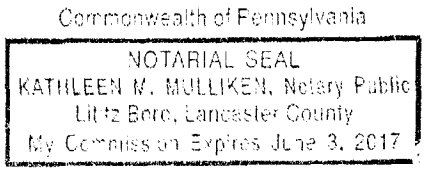
STATE OF Pennsylvania COUNTY OF Lancaster

I, Kathleen Mulliken, a Notary Public of the aforesaid County and State, do hereby certify that JANET SMEDLEY, Co-Trustee of the WILLIAM E. SMEDLEY GST EXEMPT TRUST FOR BENEFIT OF BARBARA A. HUTCHINSON, General Partner of 3300 LIMITED PARTNERSHIP, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

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Notary Public



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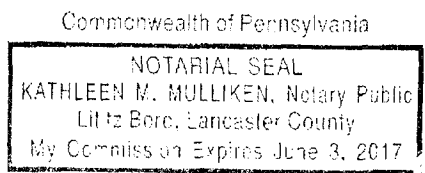


EXHIBIT A

BEING all of Unit C-220, DUKE FOREST PLACE CONDOMINIUMS, together with all rights and easements appurtenant to said unit, including an undivided 3/50th interest as tenant-in-common in and to the Common Areas and facilities as defined and described in that certain Declaration of Condominiums and Exhibits and By-Laws attached thereto or therein referred to, recorded in Book 1165, Page 20, Durham County Registry, to which reference is hereby made for a more particular description and being all that same unit conveyed in Deed Book 1166 at Page 540, Durham County Registry, to which reference is hereby made.

The property herein conveyed is to be used for purposes set out in the Declaration as it exists or may hereafter be amended as provided by law.