

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Jul 28 03:21 PM NC Rev Stamp: \$ 120.00  
Book: 7986 Page: 384 Fee: \$ 26.00  
Instrument Number: 2016025426  
DEED

**SPECIAL WARRANTY DEED**

Excise Tax: \$120.00

Parcel Identifier No. 021566 Verified by Durham County on the \_\_\_\_\_ day of July, 2016  
By: \_\_\_\_\_

Return to: Grantee

Prepared by: PNC Bank, N.A., 1900 E. 9<sup>th</sup> Street, 22<sup>nd</sup> Floor, Cleveland, OH 44114

Brief description: 3326 Durham Chapel Hill Blvd., Unit C-110, Duke Forest Place, Durham, NC 27707

**THIS SPECIAL WARRANTY DEED** is made the 26<sup>th</sup> day of July, 2016 by and between

GRANTOR	GRANTEE
Land Holding, LLC, a Delaware limited liability company, whose address is 1900 E. 9 <sup>th</sup> Street, 22 <sup>nd</sup> Floor, Cleveland, OH 44114	Green Branch Development, LLC, whose address is 327 W. Main Street Durham, NC 27701

**WITNESSETH**, that the said Grantor for good and valuable consideration, in the amount of SIXTY THOUSAND AND 00/100 DOLLARS (\$60,000.00) paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantee, and Grantee's successors, heirs and assigns, all that certain parcel of land, with the appurtenances, which is described as follows (the "Property"):

**See Exhibit A, Legal Description attached**

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenance thereto belonging to Grantee in fee simple, together with all of Grantor's right, title and interest in and to any road, easement, and/or right-of-way lying within or adjacent to the Property hereby conveyed.

**TO FURTHER HAVE AND TO HOLD** the same to and for the use of the said Grantor, its successors and assigns forever, and the Grantor, for itself, its successors and assigns, hereby covenants and agrees that it will warrant specially the Property hereby conveyed and will defend the title against the lawful claims of all persons claiming by, under or through Grantor, subject to the following:

- (a) Real property taxes and assessments for the current year not yet due and payable;
- (b) Matters that would be disclosed by an accurate survey;
- (c) Easements, rights-of-way, restrictions, leases, conditions, covenants, restrictions, agreements and all other matters of public record; and
- (d) All laws, regulations and restrictions, including, without limitation, building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the Property.

**GRANTOR DOES HEREBY GRANT, SELL AND CONVEY TO GRANTEE, AND GRANTEE ACCEPTS, THE PROPERTY IN ITS "AS-IS, WHERE-IS" CONDITION, WITH ALL FAULTS, INCLUDING ALL DEFECTS, KNOWN OR UNKNOWN.**

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

This Special Warranty Deed is made under and by virtue of a general resolution of Grantor authorizing and directing the same to be done.



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**BEING CONDOMINIUM Unit C-110 of the "DUKE FOREST PLACE CONDOMINIUMS" together with all rights and easements appurtenant to said unit, including an individual 1/25<sup>th</sup> 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, to which reference is hereby made for a more particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 7655, Pages 770-773 on March 3, 2015.