

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 15 08:48 AM
Book: 9495 Page: 614
NC Rev Stamp: \$ 900.00 Fee: \$ 26.00
Instrument Number: 2021052627
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$900.00

Recording Time, Book and Page

Tax Map No.

Parcel ID Nos. 121579 & 121580

Mail after recording to: Birch Counseling, PLLC, 3326 Durham-Chapel Hill Boulevard, Suite A220, Durham, NC 27707

This instrument was prepared by: TriCity Lawyers, 1910 Sedwick Road, Suite 100B, Durham, NC 27713 (without the request, nor the provision of, any advice as to the tax implications of the transfer)

THIS DEED made this 14th day of October, 2021 by and between

GRANTOR

Miller Property Management, LLC, a North Carolina Limited Liability Company

3329 Durham-Chapel Hill Boulevard
Suite A200
Durham, NC 27707

GRANTEE

Birch Counseling, PLLC, a North Carolina Professional Limited Liability Company

3326 Durham-Chapel Hill Boulevard
Suite A220
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 those certain lots or parcels of land situated in the City of Durham, Durham County, North Carolina, and more particularly described as follows:

BEING Condominium Units A-220 and A-230 of the "DUKE FOREST PLACE CONDOMINIUM - PHASE 2" together with the rights, responsibilities and easements appurtenant to said units, including the following undivided interests as a tenant-in-common in and to the common areas, facilities and easements, all of which property interest therein are established, specified and controlled and as defined and described in that certain Declaration of

submitted electronically by "TriCity Lawyers"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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.

Architect's Certificate is recorded in Book 1230 Page 948 and Book 1197 Page 563 and the Map showing this new phase is recorded in Condominium Drawer 3 Page 123 and slides recorded in Condominium Drawer 3 Page 75, Durham County Registry, to which reference is hereby made.

These properties have a street address of 3326 Durham Chapel Hill Blvd, Durham NC and tax parcel #121579 (Unit. #A-220) and tax parcel #121580 (Unit #A-230).

The properties hereinabove described were acquired by Grantor by instrument recorded in Book 8098, Page 308, Durham County Registry.

An Architect's Certificate and Map showing the above-described properties is recorded in Condominium Drawer 3, Page 123 and Condominium Drawer 3, Page 75.

The above-described properties do not include the primary residence of the Grantor.

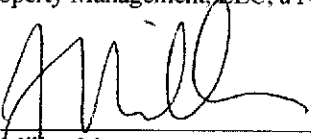
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

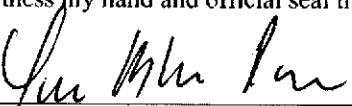
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Miller Property Management, LLC, a North Carolina Limited Liability Company

By:  (SEAL)
Jesse Miller, Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Luis Bello Parra, a notary public, certify that Jesse Miller personally came before me this day and acknowledged that he is Manager of Miller Property Management, LLC, a North Carolina Limited Liability Company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company. Witness my hand and official seal this 14th day of October, 2021.


Official Signature of Notary

Luis Bello Parra
Printed or typed name of Notary
My Commission Expires: 10/14/2023

LUIS BELLO PARRA
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Oct. 14th, 2023