

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded

2021 Sep 03 01:04 PM

Book: 9452 Page: 554

NC Rev Stamp: \$ 930.00 Fee: \$ 26.00

Instrument Number: 2021045167  
DEED

Excise Tax: \$930.00

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Tax Lot No.

Parcel Identifier No. 130520

Mail after recording to: Grantee

This instrument was prepared by: Anne Page Watson (without benefit of title search)

Brief description for the Index:

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NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of May, 2021, by and between

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GRANTOR

Anne Page Watson, Trustee of the Anne Page Watson Living Trust dated November 8, 2004, and any amendments thereto.

Mailing Address: 3400 Croasdaile Dr., Suite 205, Durham, NC 27705

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GRANTEE

Jarek Investments, LLC, a North Carolina limited liability company

Property Address: 3400 Croasdaile Dr., Suite 205, Durham, NC 27705

Mailing Address: 104 Old Markham Pl., Chapel Hill, NC 27514

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

See EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8948, Page 737, Durham County Registry.

Does the above described property include the primary residence (yes/no)? No

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictions and easements of record and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

By Anne Page Watson, Trustee

North Carolina  
Durham County

I, Mary E. Reilly, a Notary Public for Durham County, North Carolina, do hereby certify that Anne Page Watson, Trustee of the Anne Page Watson Living Trust dated November 18, 2004, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13 day of August, 2021.

Notary:

Mary E. Reilly  
Mary E. Reilly  
My commission expires: 10-7-2023

(SEAL)

MARY E. REILLY  
Notary Public  
North Carolina  
Durham County

## Exhibit A

Those certain premises comprising a portion of 3400 Croasdaile Drive Executive Suites Condominium, said condominiums having been established under Chapter 47-A of the North Carolina General Statutes (Unit Ownership Act) and the Declaration of Condominium dated August 15, 1990, recorded August 16, 1990 in Book 1610 at Page 843; Durham County Registry, and as amended by Declaration of Amendment (the "Amendment"), dated June 1, 1993, recorded June 3, 1993 in Book 1854 at page 169, Durham County Registry, or as same may be subsequently amended in accordance with the terms and conditions set forth therein ("the Declaration"), the premises hereby conveyed being more particularly described as follows:

1. Unit 207, in Phase One, Building Two Hundred, 3400 Croasdaile Drive Executive Suites Condominium (the "Unit"), as described in the Declaration and the Amendment thereto, and as shown on the plan of condominium which is recorded in Condominium Drawer 4 in Pages 195 through 197, Durham County Registry, and as shown in Exhibit A of the Amendment which is recorded in Book 1854 at page 169, Durham County Registry.

2. All the related percentage undivided interest appurtenant to the Unit in all Common Areas and Facilities of the Condominium, including the buildings and the improvements on the land described the Declaration, the Plan of Condominium recorded as set forth above, and the Amendment thereto recorded as set forth above, and as may be subsequently amended, in the Durham County Registry, together with the right of ingress to and egress from said property and the right to use, for all purposes, in common with the Grantor, its successors and assigns, and all other occupants from time to time, any and all portions of 3400 Croasdaile Drive Executive Suites Condominium, designated by the Declaration as "Common Areas and Facilities".