

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

Electronically Recorded

2020 Jun 26 04:46 PM

Book: 8988 Page: 140

NC Rev Stamp: \$ 884.00 Fee: \$ 26.00

Instrument Number: 2020024915
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$884.00**

Parcel Identifier No. 199850 Verified by _____ County on the _____ day of _____, 20_____

Mail/Box to: 3624 AFNYE, LLC, 617 Morehead Avenue, Durham, NC 27707

This instrument was prepared by: _____ Robert M Love, (919) 403-9545 (without title search or certification)

Brief description for the Index: Bldg 3624, Suites 104 & 105, Westover Place Office Park, CM 5/350, 5/354, 5/356, 6/36, 6/39, 10/307, Durham County

THIS DEED made this latest day set forth in the notary block below by and between

GRANTOR

GRANTEE

TI-Westover Place, LLC,
a North Carolina Limited Liability Company

3624 AFNYE LLC,
a North Carolina Limited Liability Company

Grantor Address:

Property Address:

5003 Falls of Neuse Road, Raleigh, NC 27609

3624 Shannon Road, Suite 104, Durham, NC 27707

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

See attached Legal Description Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in _____ Book 6451, Page 327.

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

A map showing the above described property is recorded in _____ Plat Book 149/141.

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:

Easements and encumbrances of record. Taxes due for 2020 and thereafter.