

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Mar 11 01:04 PM NC Rev Stamp: \$ 380.00
Book: 7888 Page: 549 Fee: \$ 26.00
Instrument Number: 2016007326
DEED

Submitted electronically by Law Office of Yuanyue Mu, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$380.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 121833

Mail after recording to: **GRANTEE, MAILING ADDRESS**

This instrument was prepared by: **H. EUGENE TATUM III, WITHOUT BENEFIT OF TITLE SEARCH**

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

GRANTOR

I. FRANK READE, LLC

Mailing Address:

GRANTEE

AMPULE, LLC

Property Address: **3711 UNIVERSITY DRIVE, SUITE A, DURHAM, NC 27707**

Mailing Address: **202 Perry Creek Drive Chapel Hill NC 27514**

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 and more particularly described as follows:

Being known and designated as Unit 3711A of University Commons, a Condominium, as shown on plats and plans of University Commons, a Condominium, recorded in Condominium File 5, Pages 110 through 119, inclusive, in the Durham County, North Carolina Registry.

Together with the undivided interest in the Common Elements allocated to said Unit by the Declaration as amended from time to time and all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration and any amendments thereto.

Subject to all the terms, provision, conditions, obligations, limitations, restrictions and easements binding upon the Units and Unit Owners as more particularly set forth in the Declaration and any amendment thereto.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7516 , Page 545 , DURHAM County Registry.

A map showing the above described property is recorded in Plat Book CD 5 , Page 110 , and referenced within this instrument.

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, EASEMENTS AND LIENS OF RECORD.
TAXES FOR THE YEAR 2016, WHICH ARE NOT YET DUE AND PAYABLE.**

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.

I. FRANK READE, LLC _____ (SEAL)

By: I. Frank Reade _____ (SEAL)
I. FRANK READE, MEMBER MANAGER OF I. FRANK READE, LLC
MEMBER MANAGER OF I. FRANK READE, LLC
Title: READE, LLC

By: _____ (SEAL)

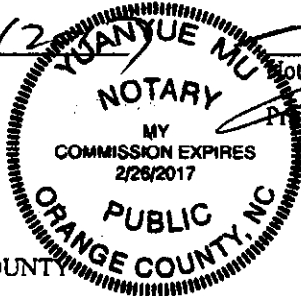
Title: _____

_____ (SEAL)

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: I. FRANK READE, MEMBER MANAGER OF I. FRANK READE, LLC . Witness my hand and official stamp or seal, this the 11th day of March , 2016

My Commission Expires: 02/26/17



Notary Public
Print Notary Name: Yuanyue Mu

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ . Witness my hand and official stamp or seal, this the _____ day of _____ , _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____