

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Jan 20 10:45 AM NC Rev Stamp: \$ 677.00  
Book: 8109 Page: 958 Fee: \$ 26.00  
Instrument Number: 2017001985  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$677.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by: \_\_\_\_\_

Mail/Box to: Grantee: 1 Fitchburg St., C320, Somerville, MA 02143

This instrument was prepared by: C. Thomas Biggs, Attorney at Law

Brief description for the Index: Units 3711 C and D of University Commons, a Condominium

THIS DEED made this 11th day of January, 2017, by and between

GRANTOR

WILLIAM WARNER KERNS AND WIFE,  
MARTHA HANCOCK KERNS  
11 Shasta Court  
Durham, NC 27713

GRANTEE

ALDEN D. ZECHA, A MARRIED MAN  
1 Fitchburg St., C320  
Somerville, MA 02143

Enter in appropriate block for each party: name, 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 Durham, City \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

Those parcels as described on EXHIBIT A attached hereto and made a part hereof as if specifically set forth at this point

Property Address: 3711 University Drive, Units A and B, Durham, NC 27707

The property hereinabove described was acquired by Grantor by instrument recorded in Book <sup>8101</sup>/<sub>4100</sub> page <sup>751</sup>/<sub>580</sub>.  
A map showing the above described property is recorded in Plat Book Condo Drawer 5 page 110-120 and 132.

Submitted electronically by "Stubbs Cole BreedLove Prentiss & Biggs, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

Condominium Declaration recorded in Book 2025 at Page 248, as amended from time to time.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) William Warner Kerns (SEAL)  
William Warner Kerns

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: Martha Hancock Kerns (SEAL)  
Martha Hancock Kerns

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

USE BLACK INK ONLY

State of North Carolina - County of Durham

**DOMINIQUE COLE JOHNSON**  
Notary Public  
Wake Co., North Carolina  
My Commission Expires Oct. 29, 2018

I, the undersigned Notary Public of the County and State aforesaid, certify that William Warner Kerns and wife, Martha Hancock Kerns personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18th day of January, 2017

My Commission Expires: 10/29/18

[Signature]  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
My Commission Expires: \_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.  
By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

EXHIBIT A  
LEGAL DESCRIPTION

BEING known and designated as Units 3711 C and D of University Commons, a Condominium as shown on plats and plans of University Commons a Condominium, recorded in Condominium File 5 at Pages 110 through 120, and File 5 at Page 132, inclusive, in the Office of the Register of Deeds of Durham County to which reference is hereby made for a more particular description of same.

Together with the undivided interest in the Common Elements allocated to the Units by the Declaration in Book 2025 at Page 248, as amended from time to time and all rights and easements appurtenant to said units as specifically enumerated in the Declaration and any amendments thereto.

Subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements binding upon the units and Unit Owners as more specifically set forth in said Declaration referred to herein and any amendments thereto.

Property Address: 3711 University Drive, Units A and B, Durham, NC 27707