

Register of Deeds  
Sharon A. Davis  
Durham County, NC

07/08/2022 02:59:20PM

BT: OPR B: 9737 P: 348 Pages: 4

DEED - DEED

Fee: \$7,426.00 Excise Tax: \$7400.00

**INSTRUMENT #2022028203**

James Tabron

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$7,400.00

Parcel Identifier No. 172213

This instrument was prepared by: Parker Poe Adams & Bernstein LLP (LEB)  
301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

Return to: Grantee

Brief Description for the index

3718 N Roxboro St, Durham, NC 27704

THIS DEED made this 1st day of July, 2022, by and between

GRANTOR	GRANTEE
<b>PHD @ Roxboro II NC, LLC,</b> a Florida limited liability company  3930 Max Place Boynton Beach, FL 33436	<b>TEMO Roxboro, LLC,</b> a North Carolina limited liability company  608 Peninsula Forest Place Cary, NC 27601

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 of its interest in that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF.**

None of the property herein conveyed includes the primary residence of Grantor.

submitted electronically by "Investors Title Insurance Company"  
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 has done nothing to impair such title as Grantors received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, subject to the following exceptions:

1. Ad valorem taxes for the year 2022 and subsequent years;
2. Matters shown on recorded Plat Book 187 at Page 263, Plat Book 119 at Page 61, and Plat Book 204 at Pages 207-208;
3. Easement(s) between Physician Investor Associates of Durham and Guaranty State Bank recorded in Book 1494 at Page 929 and Book 1543 at Page 268;
4. Easement(s) to Duke Power Company recorded in Book 1504 at Page 660;
5. Easement(s) to General Telephone Company of the Southeast, a Virginia corporation, recorded in Book 1211 at Page 122;
6. Stormwater Facility Agreement and Covenants (Commercial Version) recorded in Book 8639 at Page 843;
7. Easement(s) to Duke Energy Carolinas, LLC recorded in Book 8857 at Page 607;
8. Stormwater Easement Agreement recorded in Book 9223 at Page 971; and
9. Memorandum of Lease Agreement recorded in Book 9509 at Page 415.

**[SIGNATURES BEGIN ON NEXT PAGE]**

SEPARATE SIGNATURE PAGE  
TO  
NORTH CAROLINA SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year first above written.

PHD @ Roxboro II NC, LLC,  
a Florida limited liability company (SEAL)

By: [Signature]  
Name: Kimberly Hill  
Title: Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, LAURO ASSANUMA A Notary Public of Palm Beach County and aforesaid State, certify that Kimberly Hill, Grantors, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein.

WITNESS my hand and notarial seal or stamp, this (the 1<sup>ST</sup> day of July, 2022.

My commission expires:  
03/06/2025

[Signature]  
Notary Public

[NOTARIAL SEAL/STAMP]



**EXHIBIT A**  
***Legal Description***

BEING all of Lot 3 as shown on plat entitled "Roxboro Street Widening Dedication of Public Right-of-Way", recorded in Plat Book 187, Page 263, Durham County Registry, to which plat reference is hereby made for a more particular description of the same.

TOGETHER WITH easements granted pursuant to Easement and Agreement dated December 2, 1988 between Physician Investor Associates of Durham and Guaranty State Bank, recorded in Book 1494, Page 929, and re-recorded in Book 1543, Page 268, Durham County Registry.