

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Oct 19 03:17:41 PM
BK:8531 PG:89-92
DEED
FEE: \$26.00
INSTRUMENT # 2018036811
EXCISE TAX: \$1,300.00



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,300.00

799089-A

Parcel Identifier No. 172213 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee *+ Returns* FIRST AMERICAN TITLE COMPANY
201. S. COLLEGE ST.
STE 1440
CHARLOTTE NC 28244

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: Lot 3 - Greater part

THIS DEED made this 18 day of October, 2018, by and between

GRANTOR	GRANTEE
Dahya, Inc. a North Carolina corporation	PHD @ Roxboro II NC, LLC a North Carolina limited liability company
Address: 720 N. Madison Blvd. Roxboro, NC 27573	Mailing Address: <u>3930 Max Place</u> <u>Boynton Beach, FL 33436</u>
	Property Address: 3718 N. Roxboro Street Durham, NC

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:

See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2614, Page 480.

A map showing the above described property is recorded in Plat Book 119, Page 61.

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:

Subject to Easement Agreement recorded in Book 1494, Page 929 and all easements, restrictions and rights-of-way of record.

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

Dahya, INC.
a North Carolina corporation

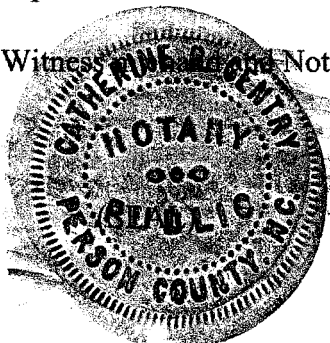
By: Lilaben Patel (Seal)
Lilaben Patel, President

By: Raman Patel (Seal)
Raman Patel, Secretary

State of North Carolina - County of ~~Durham~~ PERKINS

I, the undersigned Notary Public of PERKINS County and State of North Carolina, do hereby certify that **Lilaben Patel as President of Dahya, Inc., a North Carolina corporation** personally appeared before me this day and acknowledged to me that he/she voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 8 day of OCTOBER, 2018.



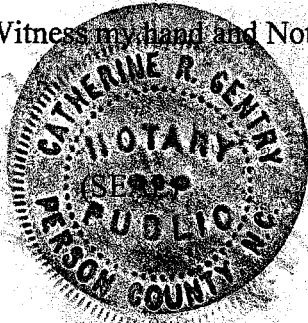
Sign: Catherine A Senty
Print: CATHERINE A SENTRY - Notary Public

My Commission Expires: 5-25-2023

State of North Carolina - County of Durham

I, the undersigned Notary Public of PERSON County and State of North Carolina, do hereby certify that **Raman Patel as Secretary of Dahya, Inc., a North Carolina corporation** personally appeared before me this day and acknowledged to me that he/she voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 8 day of OCTOBER, 2018.



Sign: Catherine R. Gentry
Print: CATHERINE R. GENTRY - Notary Public

My Commission Expires: 5.25.2023

EXHIBIT A

Property located on the east side of Roxboro Street - U.S. Hwy. 501 and BEING all of Lot 3 of PROPERTY OF PHYSICIAN INVESTOR ASSOCIATES OF DURHAM as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 119 at Page 61, to which plat reference is hereby made.

Subject to Easement and Agreement recorded in Book 1494, Page 929, Durham County Registry, and all easements, restrictions and rights-of-way of record.

The property has a street address of 3718 N. Roxboro Street, Durham, NC and a tax parcel #172213.