

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Dec 13 03:29 PM NC Rev Stamp: \$ 360.00  
Book: 8562 Page: 487 Fee: \$ 26.00  
Instrument Number: 2018042848  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 360.00  
Tax Parcel ID No. 121844 Verified by \_\_\_\_\_  
County \_\_\_\_\_  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2018 By: \_\_\_\_\_

Mail/Box to Grantee: 3719 University Drive, Unit B, Durham, NC 27713  
This instrument was prepared by: P. Ryan Lockamy, Attorney  
Brief description for the Index: UNIVERSITY COMMONS CONDOS /PH 1/BLDG 3719/UT#B

The deed made the latest day set forth in the notary acknowledgment below, by and between  
**GRANTOR:** JOEL I. LEEB and SUSAN LEEB, a married couple,  
whose mailing address is 4032 Duck Pond Trail, Chapel Hill, NC 27514  
**GRANTEE:** PRINCIPLE REAL ESTATE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY  
whose mailing address is 3719 University Drive, Unit B, Durham, NC 27713

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

**See attached "Exhibit A"**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2026, Page 999, and being reflected on plat(s) recorded in Condominium File 5, page/slide 98-104.

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

**TO HAVE AND TO HOLD** unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Lockamy Law Firm, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

*Joel I. Leeb* (SEAL)  
Name: JOEL I. LEEB

*Susan Leeb* (SEAL)  
Name: SUSAN LEEB

State of North Carolina  
County of Orange

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:  
JOEL I. LEEB

Date: 12/06/18 *Tatiana Kojevnikova Keith*  
*Tatiana Kojevnikova Keith* Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
01/26/2020

(Official/Notarial Seal)

**TATIANA KOJEVNIKOVA KEITH**  
Notary Public  
Durham Co., North Carolina  
My Commission Expires Jan. 26, 2020

State of North Carolina  
County of Orange

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:  
SUSAN LEEB

Date: 12/16/18 *Tatiana Kojevnikova Keith*  
*Tatiana Kojevnikova Keith* Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
01/26/2020

(Official/Notarial Seal)-

**TATIANA KOJEVNIKOVA KEITH**  
Notary Public  
Durham Co., North Carolina  
My Commission Expires Jan. 26, 2020

Exhibit A

**BEING known and designated as Unit 3719B of Univeristy Commons, a Condominium, as shown on plat and plans of Univeristy Commons, a Condominium, recorded in Condominium File 5, Pages 98 through 104, inclusive, in the Durham County, North Carolina, Registry.**

**This conveyance is subject to that Declaration of Protective Covenants, Conditions and Restrictions, recorded with the Register of Deeds, Durham County, North Carolina on September 29, 1994, in Book 2025, page 248, and as may be amended thereafter.**