

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2014 DEC 02 02:46:42 PM  
BK: 7610 PG: 261-263  
DEED  
FEE: \$26.00  
EXCISE TAX: \$310.00  
INSTRUMENT # 2014036638  
APRILJ



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 310.00

Parcel Identifier No. 121857 & 214593 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee 4310 Old NC 86, Hillsborough, NC 27278

This instrument was prepared by: William G. Harriss (Without benefit of title exam)

Brief description for the Index: Unit C and Basement Unit 4 3805 University Drive Office Condominium

THIS DEED made this \_\_\_\_ day of November, 2014, by and between

GRANTOR	GRANTEE
P/S Associates II, LLC a North Carolina limited liability company	Little d Enterprises, LLC a North Carolina limited liability company
Address: 3805-A University Drive Durham, NC 27707	Mailing Address: 4310 Old NC 86 Hillsborough, NC 27278
	Property Address: 3805-C University Dr. Durham, NC 27707

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, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

**See attached Exhibit A for legal description**

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2993, Page 598.

A map showing the above described property is recorded in Plat Book 114 at Page 156 and  
Condominium File 4 at Pages 81 - 84.


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 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.

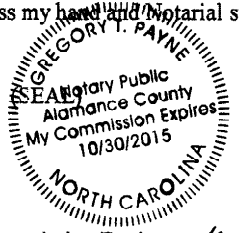
**P/S ASSOCIATES II, LLC**  
**a North Carolina limited liability company**

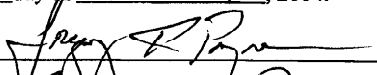
By:   
Robert M. Sprouse, Member/Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that  
**Robert M. Sprouse, Member/Manager of P/S ASSOCIATES II, LLC, a North Carolina limited liability  
company**, personally appeared before me this day and acknowledged to me that he voluntarily executed the  
foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 25<sup>th</sup> day of November, 2014.



Sign: 

Print: GREGORY T. PAYNE Notary Public

My Commission Expires: 10/30/2015

**EXHIBIT A**

BEING all of office Unit C and Basement Unit 4 of 3805 UNIVERSITY DRIVE OFFICE CONDOMINIUM according to a Declaration of Condominium filed for record in Real Estate Book 1380 at Page 340, amended in Book 5446, Page 504, Durham County Registry, together with all of the appurtenances thereto, including the specified undivided interest in and to the common areas of said condominium. The forgoing condominium units is more particularly shown on the Plat and Plans recorded in Plat Book 114 Page 156, and in Condominium File 4, at Pages 81 - 84, Durham County Registry, and the said Declaration, amendments thereto, Plat and Plans are hereby incorporated by reference.

Subject to all easements, restrictions and rights-of-way of record.

This property has a street address of 3805-C University Drive, Durham, NC 27707 and tax parcel #121857 (Unit C) and tax parcel #214593 (storage unit).