

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 May 10 01:57 PM NC Rev Stamp: \$ 1260.00
 Book: 8421 Page: 224 Fee: \$ 26.00
 Instrument Number: 2018015643
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,260.00

Parcel Identifier 0823-16-93-5643.002 Verified by _____ County on the ____ day of _____, 20
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: William A. Anderson, III, Attorney, Kennon Craver, PLLC

Brief description for the Index: 3811 N. Roxboro St, Unit Phase 1

THIS DEED made this 10th day of May, 2018, by and between

GRANTOR	GRANTEE
Rhonda S. Cohen and husband, Dewey Jay Cunningham 112 Bivins St Durham, NC 27707	Tojo Properties, LLC a North Carolina limited liability company 1821 Hillandale Rd, Ste 1B, PMB 300 Durham, NC 27705

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, parcel of land, or condominium unit situated in the City of Durham, _____ Township, Durham County, North Carolina, and more particularly described as follows (the "Property"):

BEING all of that condominium unit designated "Phase I" as described in the Declaration of Condominium for Roxboro Road Professional Offices Condominium recorded in Book 2016, Page 967, Durham County Registry, as amended by the Amendment to Declaration of Condominium recorded in Book 2361, Page 704, Durham County Registry, and the Second Amendment to Declaration of Condominium recorded in Book 8270, Page 309, Durham County Registry (collectively, the "Declaration") and as shown on the plat and plans recorded in Condominium Plat Book 5, Pages 138 through 140, inclusive, Durham County Registry, together with an undivided interest in the common elements as set forth in the Declaration.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2017 page 530.

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

KC: 376429

submitted electronically by "Kennon Craver, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

A map showing the above described property is recorded in Condominium Plat Book 5, Pages 138 through 140.

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:

Ad valorem taxes for 2018 and subsequent years;

Zoning ordinances affecting the property;

Unrecorded lease to Dr. Rhonda S. Cohen Podiatry Associates, P.A.;

Declaration of Condominium for Roxboro Road Professional Offices Condominium recorded in Book 2016, Page 967, Durham County Registry, as amended by the Amendment to Declaration of Condominium recorded in Book 2361, Page 704, Durham County Registry, and the Second Amendment to Declaration of Condominium recorded in Book 8270, Page 309, Durham County Registry; and

Plat and plans recorded in Condominium Plat Book 5, Pages 138 through 140, inclusive, Durham County Registry; and

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.

SEE ATTACHED SIGNATURE PAGE

SIGNATURE PAGE FOR WARRANTY DEED

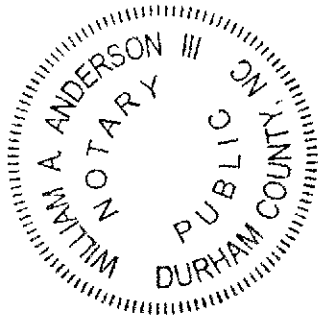
Dewey Jay Cunningham AIF (SEAL)
Rhonda S. Cohen, by Dewey Jay Cunningham, Attorney in Fact

Durham County, North Carolina

I, William A. Anderson III, a Notary Public for the above State and County, do hereby certify that Dewey Jay Cunningham, attorney-in-fact for Rhonda S. Cohen personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Rhonda S. Cohen and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Durham County, North Carolina Register of Deeds on the 10th day of May, 2018 in Book 8421, Page 83 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Dewey Jay Cunningham acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Rhonda S. Cohen.

WITNESS my hand and official seal, this 10th day of May, 2018.

(Official seal.)



WA
Signature of Notary Public

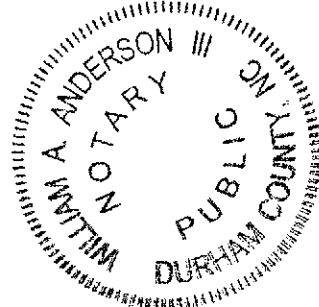
Dewey Jay Cunningham (SEAL)
Dewey Jay Cunningham

Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he signed the foregoing document: Dewey Jay Cunningham.

Date: May 10, 2018

(Affix Official Seal below)



WA
Official Signature of Notary Public

Print Name: William A. Anderson III

My commission expires: 2/2/19