

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Nov 13 01:18 PM NC Rev Stamp: \$ 764.00
 Book: 8307 Page: 228 Fee: \$ 26.00
 Instrument Number: 2017039864
 DEED

Submitted electronically by Andrew S. Martin, Attorney, in compliance with North Carolina statutes governing recordable documents and the terms of the Submitter Agreement with the Durham County Register of Deeds. GS 47-14 (a 1) (5).

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$764.00

Parcel Identifier: 0823-16-93-5663.003

Return to: Grantee

Prepared by **without the benefit of title search:** Wyrick Robbins Yates & Ponton LLP (CVA),
 4101 Lake Boone Trail, Ste. 300, Raleigh, NC 27607

Brief Description for the Index: Unit III, Roxboro Road Condos (Plat Book 5, Page 138, DCR)

THIS DEED made this 9 day of November 2017, by and between:

GRANTOR	GRANTEE
<p>CCR&R Condo III, LLC, a North Carolina limited liability company c/o Rhonda Cohen 1211 Bivins Street Durham, NC 27707</p>	<p>Robert E. Carter, and Donna Phyllis M. Carter, as tenants by the entirety 5200 Russell Road Durham, NC 27712</p>

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Durham Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A which is attached hereto and incorporated herein by reference.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2361, Page 710, Durham County Registry.

A map showing the above-described property is recorded in Plat Book 5, Page 138, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. 2017 ad valorem taxes, not yet due and payable; and
2. Easements, restrictions and rights-of-way of record, if any.

(Signature page follows)

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

GRANTOR:

CCR&R CONDO III, LLC, a North Carolina limited liability company

~~Rhonda S. Cohen, Manager~~

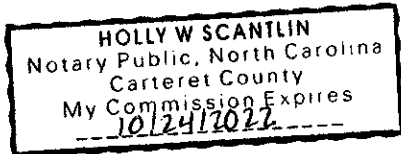
Marcia L. Rementer
Marcia L. Rementer, Manager

STATE OF North Carolina

COUNTY OF Carteret

I certify that ~~Rhonda S. Cohen and~~ Marcia L. Rementer personally appeared before me this day, ~~each~~ acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated, ~~each~~ as Manager of CCR&R CONDO III, LLC.

Date: November 9th, 2017



(Official Seal)

Holly W. Scantlin
Holly W. Scantlin, Notary Public

My Commission Expires: 10/24/2022

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

GRANTOR:

CCR&R CONDO III, LLC, a North Carolina limited liability company

Rhonda S Cohen

Rhonda S. Cohen, Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I certify that Rhonda S. Cohen personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated, as Manager of CCR&R CONCO III, LLC.

Date: November 10, 2017

Lynne DePaolo
LYNNE DEPAOLO, Notary Public
My Commission Expires; 7-11-2022

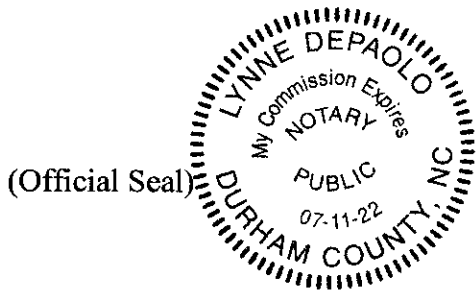


EXHIBIT A

Legal Description

Unit III, Roxboro Road Professional Offices Condominium

BEING unit ownership designated as all of Condominium Unit III, Roxboro Road Professional Offices Condominium located in the City of Durham, Durham County, North Carolina, as designated and described in the Declaration of Condominium for Roxboro Road Professional Offices Condominium under the Provisions of Chapter 47C of the North Carolina General Statutes (the "Declaration"), dated August 29, 1994 and recorded in Book 2016, Page 967, Durham County Registry as amended by instrument recorded in Book 2361, Page 704, Durham County Registry (See Condominium Plan File, Condominium No. 5-90, as amended at File No. 5-138-140, Durham County Registry), TOGETHER with an undivided percentage of interest in the Common Property and Facilities declared therein to be appurtenant to said Unit. The land upon which the building and improvements are located is situated in the City of Durham, Durham County, North Carolina, and is fully described in the Declaration, the Declaration and its Amendments being incorporated herein by reference.