

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2016 SEP 27 02:39:54 PM
 BK:8029 PG:728-731
 DEED
 FEE: \$26.00
 EXCISE TAX: \$2,080.00
 INSTRUMENT # 2016033382
 SMMARSH



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,080.00

This instrument was prepared by:

Michael J. Ovsievsky
 Morningstar Law Group
 630 Davis Drive, Suite 200
 Morrisville, NC 27560

Mail after recording to:

Jeffrey J. Goebel, Esq.
 Jordan Price Law Offices
 1951 Clark Avenue
 Raleigh, North Carolina 27605

Brief Description for the Index: Portion of Parcel E, Plat Book 195, Page 208, Durham County; Davis Park Parcel E Land Condominium

THIS DEED is made the 27th day of September, 2016, by and between:

GRANTOR	GRANTEE
DAVIS-RODWELL TMC LLC, a North Carolina limited liability company 8000 Weston Parkway, Suite 360 Cary, NC 27513	RTP Federal Credit Union, a federal credit union 4220 NC Highway 55 Durham, NC 27713

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 County, North Carolina and more particularly described as follows:

BEING all of Unit 2 as shown on that certain plat entitled "Davis Park Parcel E Land Condominium" prepared by Stewart-Proctor, PLLC, dated June 29, 2016 and recorded in Map Book 196, Page 206, Durham County Registry, reference to which is hereby made for a more particular description.

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

The property hereinabove described was part of a larger tract acquired by Grantor by instrument recorded in Book 5779, Page 359, 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 the Grantor covenants with the Grantee, that, as to the Property described above, 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, except for the exceptions hereinafter stated: **See Exhibit A.**

(Signature page follows)

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

DAVIS-RODWELL TMC LLC,
a North Carolina limited liability company

By: Craig M. Davis
Name: Craig M. Davis
Title: Manager

STATE OF Illinois

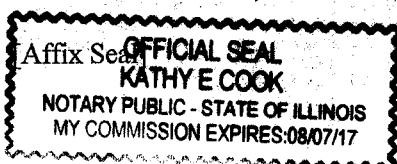
COUNTY OF Cook

I, Kathy E. Cook, a Notary Public of the County and State aforesaid, certify that Craig M. Davis, whose identity has been proven by satisfactory evidence, said evidence being:

X I have personal knowledge of the identity of the principal(s)
I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a IL Drivers license
A credible witness has sworn to the identity of the principal(s).

who is the Manager of Davis-Rodwell TMC LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is Manager of Davis-Rodwell TMC LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal this the 23rd day of September, 2016.



Kathy E. Cook
Notary Public

My Commission Expires: 8/7/2017

EXHIBIT A

Exceptions

Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.

Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Declaration of Easements, Covenants, Conditions and Restrictions recorded in Book 6750, page 415, Durham County Registry; Declaration Regarding Use Restrictions recorded in Book 7845, page 999, Durham County Registry; Declaration of Master Protective Covenants for Davis Park West recorded in Book 7846, page 1, Durham County Registry; Stormwater Facility Agreement and Covenants recorded in Book 7885, page 708, Durham County Registry; and Declaration of Condominium for Davis Park Parcel E Land Condominium recorded in Book 8029, page 691, Durham County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 167, Page 67; Plat Book 167, Page 70; Plat Book 175, Page 291; Plat Book 177, Pages 124 and 127; Plat Book 195, Page 208; and Plat Book 196, Page 206, Durham County Registry.

Right(s) of way to Durham Public Service Company recorded in Book 121, page 282, Durham County Registry.

Easement(s) to Department of Transportation recorded in Book 1124, page 934, Durham County Registry.

Easement(s) to Department of Transportation recorded in Book 1124, page 936, Durham County Registry.

Easements reserved in Deed for Highway Right of Way to Department of Transportation recorded in Book 4562, page 852, Durham County Registry.

Right(s) of way to Duke Power Company recorded in Book 5296, page 122 and Book 5306, page 239, Durham County Registry.

Ordinance of Annexation recorded in Book 5463, page 594, Durham County Registry.

Easement(s) reserved in Deed for Highway Right of Way recorded in Book 6433, page 476, Durham County Registry.

Easement(s) in Turnpike Project Right of Way to North Carolina Department of Transportation recorded in Book 6433, page 480, Durham County Registry.

Access and Utility Easement Agreement recorded in Book 6948, Page 14, Durham County Registry; with Affidavit of Correction recorded in Book 6950, Page 680, Durham County Registry.

Temporary Grading and Construction Easement Agreement recorded in Book 6950, page 692, Durham County Registry.