

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Aug 03 12:01 PM NC Rev Stamp: \$ 700.00
 Book: 7990 Page: 982 Fee: \$ 26.00
 Instrument Number: 2016026213
 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 GENERAL WARRANTY DEED

Excise Tax: \$700.00

Parcel Identifier No. 206673 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Andrew S. Martin, Attorney, 1026 Washington Street, Raleigh, NC 27605

Brief description for the Index: Lot 60, Maida Vale Subdivision

THIS DEED made this 1st day of August, 2016, by and between

GRANTOR

GRANTEE

BOLD CONSTRUCTION, INC. f/k/a
 BUILD EX, INC., a North Carolina corporation
 50211 Governors Drive
 Chapel Hill, NC 27517

LIMING ZHANG and spouse,
 XIAOXIA REN
 102 Keating Place
 Cary, NC 27518

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

BEING all of Lot 60, Maida Vale Subdivision, as shown on Plat Book 173, Page 75, Durham County Registry, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5719 page 202.

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

A map showing the above described property is recorded in Plat Book 173 page 73.

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:

Restrictions, easements and rights of way of record, and ad valorem taxes for the current year.

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

BOLD CONSTRUCTION, INC. f/k/a BUILD EX, INC. (SEAL)
(Entity Name)

By: [Signature] (SEAL)
Name & Title: Christopher Ehrenfeld, Vice President

By: _____ (SEAL)
Name & Title: _____

By: _____ (SEAL)
Name & Title: _____

State of North Carolina - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20_____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Christopher Ehrenfeld personally came before me this day and acknowledged that he is the Vice President of Bold Construction, Inc., a North Carolina or _____ corporation/~~limited liability company/general partnership/limited partnership (strike through the inapplicable)~~, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 3 day of August, 2016.

My Commission Expires: _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

ANDREW S. MARTIN
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 3-18-2019.