

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2022 Jan 04 04:16 PM**  
**Book: 9580 Page: 786**  
NC Rev Stamp: \$ 330.00 Fee: \$ 26.00  
Instrument Number: 2022000425  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$330.00

Parcel Identifier No. 128189 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: SBG Investments LLC, 400 Crutchfield Street, Ste 3 (C), Durham, NC 27704

This instrument was prepared by: North Carolina Real Estate Law Firm, 6739 Falls of Neuse Rd, Suite 201, Raleigh, NC 27615

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 3<sup>rd</sup> day of January, 2021, by and between

| GRANTOR   | GRANTEE   |
|---|---|
| WESGIP, Inc., a North Carolina corporation<br>5603 Inverness Dr<br>Durham, NC 27712 | SBG Investments, LLC, a North Carolina limited liability company<br>400 Crutchfield Street<br>Ste 3 (C)<br>Durham, NC 27704 |

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:

See attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1394 page 666.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_ page \_\_\_\_.

Submitted electronically by "The North Carolina Real Estate Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

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

WESGIP, Inc.  
(Entity Name)

By: Dorene Goodfriend President  
Print/Type Name & Title: Dorene Goodfriend, President

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Dorene Goodfriend, personally appeared before me this day and acknowledged that he is the President of WESGIP, 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, 5 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 5<sup>th</sup> day of January, 2022

My Commission Expires: 2-17-2022

Patricia M Deering  
Notary Public

**Patricia M Deering  
NOTARY PUBLIC  
Durham County, NC  
My Commission Expires February 17, 2022**

## EXHIBIT A

Those certain premises comprising a portion of the project known as 400 Crutchfield Place Condominium, said project having been established by the Declaration and Bylaws dated August 7, 1987 and recorded in Book 1392 at Page 737, in the Office of the Register of Deeds for Durham County, North Carolina, under and pursuant to the provisions of The North Carolina Unit Ownership Act, the premises hereby conveyed being more particularly described as follows:

First: Unit No. 3 of said project, as shown on Condominium Map, filed in Condominium Drawer 4, Page 91 in the Office of the Register of Deeds for Durham County, North Carolina, excepting and reserving any easement through said unit appurtenant to the common areas and other units, all as set forth in said Declaration.

Second: An undivided 13.4019% interest appurtenant to the unit in all common areas of said project as described in said Declaration, including the buildings and land described in the Declaration, which said Declaration is incorporated herein as if fully set out herein.

SUBJECT, HOWEVER, to the following: The reservations, restrictions on use, and all covenants and obligations set forth in the Declaration dated August 7, 1987 filed with the Register of Deeds for Durham County, North Carolina, and as set forth in the Bylaws of the Association of Owners attached thereto and as it may be amended from time to time, said Bylaws to be filed with the Board of Directors of said Association, all of which restrictions, payment of charges, and all other covenants, agreements, obligations, conditions and provisions are incorporated in this deed by reference and constitute and shall constitute covenants running with the land, equitable servitude, and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee(s) as binding and to be binding on the Grantee(s) and his or its successors, heirs, administrators, executors, and assigns or the heirs and assigns of the survivor of them, as the case may be.