

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2019 Jan 22 04:47 PM NC Rev Stamp: \$ 444.00  
Book: 8582 Page: 399 Fee: \$ 26.00  
Instrument Number: 2019001917  
DEED

Submitted electronically by Satterfield Law PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 144 Real Estate ID: 124740

Mail To: Satterfield Law, PLLC 401 Meadowlands Drive Suite 102 Hillsborough, NC 27278

This instrument was prepared by: Satterfield Law, PLLC (Title Insured with Investors Title Insurance Company)

Brief description for the Index **Exhibit A**

THIS DEED made this 22<sup>nd</sup> day of Jan, 2019, by and between

**GRANTOR**

**Brendan Miller Griffin, and spouse Yiming Wang**  
  
**William Griffin, a Trustee of the William V. Griffin Living Trust, dated April 25, 2000 and spouse, Nancy A. Carter**

**GRANTEE**

**Polanco Law, P.C. and, Polanco Business Properties, LLC**  
  
**411 Andrews Road Unit 140  
Durham, NC 27705**  
  
**Mailing Address: 2840 Plaza Place Suite 260  
Raleigh, NC 27612**

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

**SEE EXHIBIT A**



The property hereinabove described was acquired by Grantor by instrument recorded in **Book 8441, Page 857.**

A Map showing the above described property is recorded in Plat Book 2 Page 220.

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:

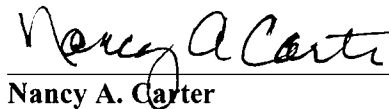
- General easements of record.**
- Restrictive covenants of record.**
- Ad valorem taxes now due and payable.**

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

\_\_\_\_\_  
**Brendan Miller Griffin** (SEAL)

\_\_\_\_\_  
**Yiming Wang** (SEAL)

  
\_\_\_\_\_  
**William Griffin, a Trustee of the William V. Griffin Living Trust, dated April 25, 2000** (SEAL)

  
\_\_\_\_\_  
**Nancy A. Carter** (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I \_\_\_\_\_, a Notary Public of said County and state, do hereby certify that Brendan Miller Griffin personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

MA

STATE OF ~~NORTH CAROLINA~~

COUNTY OF NORFOLK

I BRUNA E PEREIRA, a Notary Public of said County and state, do hereby certify that Yiming Wang personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this 19<sup>th</sup> day of Jan., 2019.

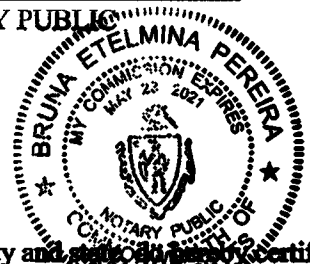
Bruna Etelmina Pereira

NOTARY PUBLIC

My Commission Expires: May 23<sup>rd</sup> 2021

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_



I \_\_\_\_\_, a Notary Public of said County and state, do hereby certify that William Griffin, a Trustee of the William V. Griffin Living Trust, dated April 25, 2000, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this \_\_\_ day of \_\_\_\_\_, 2019.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I \_\_\_\_\_, a Notary Public of said County and state, do hereby certify that Nancy A. Carter personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this \_\_\_ day of \_\_\_\_\_, 2019.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I \_\_\_\_\_, a Notary Public of said County and state, do hereby certify that Yiming Wang personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I Vondell M. Davis, a Notary Public of said County and state, do hereby certify that William Griffin, a Trustee of the William V. Griffin Living Trust, dated April 25, 2000 personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this 22<sup>nd</sup> day of January, 2019.

Vondell M. Davis  
NOTARY PUBLIC

My Commission Expires: 9/25/2019

VONDELL M DAVIS  
NOTARY PUBLIC  
FORSYTH COUNTY, NC  
My Commission Expires 9-25-2019

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I Vondell M. Davis, a Notary Public of said County and state, do hereby certify that Nancy A. Carter personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this 22<sup>nd</sup> day of January, 2019.

Vondell M. Davis  
NOTARY PUBLIC

My Commission Expires: 9/25/2019

VONDELL M DAVIS  
NOTARY PUBLIC  
FORSYTH COUNTY, NC  
My Commission Expires 9-25-2019

EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 140 IN BUILDING NO. 100 IN UNIVERSITY OFFICE PARK, AN OFFICE CONDOMINIUM LOCATED IN THE COUNTY OF DURHAM, STATE OF NORTH CAROLINA, AS DESIGNATED AND DESCRIBED IN THE DECLARATION OF UNIT OWNERSHIP UNDER THE PROVISIONS OF CHAPTER 47A OF THE NORTH CAROLINA GENERAL STATUTES ("DECLARATION"), DATED THE 25TH DAY OF JULY, 1983, RECORDED IN BOOK 1097 AT PAGE. 306, DURHAM COUNTY REGISTRY, AND AS AMENDED IN BOOK 1123 AT PAGE 766, BOOK 1124 AT PAGE 61, BOOK 1181 AT PAGE 195, AND IN BOOK 1190 AT PAGE 349, DURHAM COUNTY REGISTRY, TOGETHER WITH THE PERCENTAGE UNDIVIDED INTEREST IN THE COMMON AREAS; AND FACILITIES DECLARED THEREIN TO BE APPURTENANT TO SAID UNIT WHICH UNDIVIDED INTEREST SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND TOGETHER WITH ANY ADDITIONAL COMMON AREAS THAT MAY BE PROVIDED FOR IN THE AMENDED DECLARATION FILED OF RECORD PURSUANT TO THE PROVISIONS OF THE UNIT OWNERSHIP ACT, IN THE UNDIVIDED INTEREST AS SET FORTH IN SUCH AMENDED DECLARATION, WHICH UNDIVIDED INTEREST SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY. THE LAND UPON WHICH THE BUILDINGS AND IMPROVEMENTS ARE LOCATED IS SITUATED ON THE SOUTHEAST SIDE OF ANDREWS ROAD IN THE COUNTY OF DURHAM, STATE OF NORTH CAROLINA AND IS FULLY DESCRIBED IN THE DECLARATION OF UNIVERSITY OFFICE PARK RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN BOOK 1124 AT PAGE 774, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. THE SAID LAND IS ALSO SHOWN IN PLAT BOOK 103 AT PAGE 84, CONDO DRAWER 2 AT PAGE 219, CONDO DRAWER 3 AT PAGE 35, CONDO DRAWER 3 AT PAGE 62, AND IN CONDO DRAWER 3 AT PAGE 70, IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS ALSO MADE FOR A MORE PARTICULAR DESCRIPTION.

GRANTEE BY ACCEPTING THIS DEED HEREBY EXPRESSLY ASSUMES AND AGREES TO BE BOUND BY AND COMPLY WITH, ALL OF THE COVENANTS, TERMS, PROVISIONS AND CONDITIONS SET FORTH IN THE DECLARATION, THE BYLAWS OF UNIVERSITY OFFICE PARK AND THE RULES AND REGULATIONS MADE THEREUNDER, INCLUDING BUT NOT LIMITED TO THE OBLIGATION TO MAKE PAYMENTS OF ASSESSMENTS FOR THE MAINTENANCE AND OPERATION OF THE UNIVERSITY OFFICE PARK CONDOMINIUM WHICH MAY BE LEVIED AGAINST SUCH UNITS. THE UNIT CONVEYED HEREBY SHALL BE USED ONLY FOR OFFICE OR BUSINESS PURPOSES.