

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2018 Dec 19 12:08:30 PM  
BK:8565 PG:926-929  
DEED  
FEE: \$26.00  
INSTRUMENT # 2018043468  
EXCISE TAX: \$230.00



**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$230.00 Recording Time, Book and Page

Tax Map No. Parcel Identifier No. 124746 and 124747

Mail after recording to: Grantee, 2407 Tweed Trail, Hillsby, NC 27278  
This instrument was prepared by: Edmund D. Milam, Jr., Esq.

THIS DEED made this 14<sup>th</sup> day of March, 2018 by and between

**GRANTOR**

**BRENDAN MILLER GRIFFIN and wife, YIMING WANG**

Grantor's Address:

**GRANTEE**

**BEASLEY INVESTMENTS, LLC**  
*a N.C. limited liability company*

Property Address: 411 Andrews Road, Unit 230 and Unit 240, Durham, NC 27705

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 his 1/2 undivided interest, all that certain lot or parcel of land and more particularly described as follows:

**See Exhibit A, attached hereto and incorporated by reference herein, for the legal 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

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 8441, Page 857, Durham County Registry.

A map showing the above described property is recorded in Plat Book 103, Page 84, and in Condo Drawer 2, Page 219, and Condo Drawer 3, Pages 35 and 62, Durham County Registry, as referenced within this instrument.

The above described property  does  does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD said 1/2 undivided interest in 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 a 1/2 undivided interest in 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- Easements and restrictions of record
- Ad Valorem taxes not yet due and payable

IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hand(s) and seal(s), or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

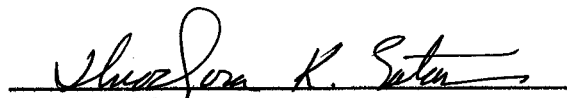
 (SEAL)  
 \_\_\_\_\_  
 Brendan Miller Griffin

STATE OF MA  
 COUNTY OF Norfolk

I certify that Brendan Miller Griffin, married personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.

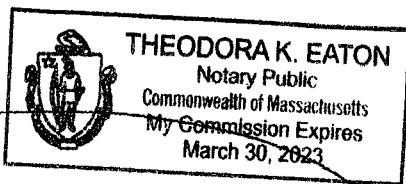
Witness my hand and official stamp or seal, this the 14<sup>th</sup> day of December, 2018.

My Commission Expires: March 30, 2023

  
 \_\_\_\_\_  
 Notary Public

Print Notary Name: Theodora K. Eaton

Seal



*See the next page for additional signature and notarization.*

*Yiming Wang* (SEAL)  
Yiming Wang

STATE OF MA  
COUNTY OF Norfolk

I certify that Yiming Wang, married, personally appeared before me this day, acknowledging the due execution of the foregoing instrument for the purposes set forth herein.

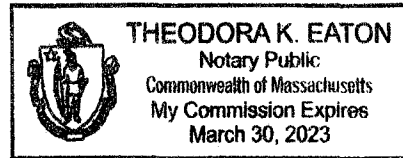
Witness my hand and official stamp or seal, this the 14th day of December, 2018.

My Commission Expires: March 30, 2023

*Theodora K. Eaton*  
Notary Public

Print Notary Name: Theodora K. Eaton

Seal



**EXHIBIT "A"****Tract A**

Unit No. 230 in Building 200 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 (the "Declaration"), dated the 25th day of July, 1983, recorded in Book 1124 at Page 774, Durham County Registry, and as amended by First Amendment of Declaration of Unit Ownership recorded in Book 1166 at Page 880, Durham County Registry, together with a .047338 (4.7338%) 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, and in Condo Drawer 3 at Page 35, in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description.

This property is commonly known as 411 Andrews Road, Unit #230.  
PIN: 124746.

**Tract B**

Unit No. 240 in Building No. 200 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 (the "Declaration"), dated the 25th day of July, 1983, recorded in Book 1124 at Page 774, Durham County Registry, and as amended by First Amendment of Declaration of Unit Ownership recorded in Book 1166 at Page 880, Durham County Registry, together with a .153846 (15.3846%) undivided interest in the common areas and facilities declared therein to be appurtenant to said Units, 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, and in Condo Drawer 3 at Page 35, in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description.

This property is commonly known as 411 Andrews Road, Unit #240.  
PIN: 124747.