

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Nov 15 11:31 AM NC Rev Stamp: \$ 900.00
 Book: 8309 Page: 335 Fee: \$ 26.00
 Instrument Number: 2017040217
 DEED

Excise Tax \$ <u>900.00</u>	Recording time, book and Page
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Tax Lot No. _____ Parcel Identifier No. _____
 Verified By _____ County on the ___ day of _____, 201_____
 By _____
 Mail after recording to _____

This instrument was prepared by Spencer & Spencer, P.A., 226 East Main Street, Suite 200, P.O. Box 790, Rock Hill, SC 29731
 Brief Description For The Index: 4200 Bennett Memorial Road, Durham, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 1st day of November, 2017, by and between:

GRANTOR	GRANTEE
C.C. Dickson Co., a North Carolina corporation 11401 Roosevelt Blvd. Philadelphia, PA 19154	Rock Hill Property Management, LLC, a South Carolina limited liability company 11401 Roosevelt Blvd. Philadelphia, PA 19154

Enter in appropriate block for each party: name, 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 described in Exhibit A attached hereto ("**Property**")

26272436

submitted electronically by "Fidelity National Title Insurance Company-Richmond" 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 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.

Title to the property hereinabove described is subject to the following exceptions: all valid and enforceable easements, conditions and restrictions of record.

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

C.C. DICKSON CO.
a North Carolina corporation

By: *Nicholas V. Hope*
Nicholas V. Hope
Executive Vice President

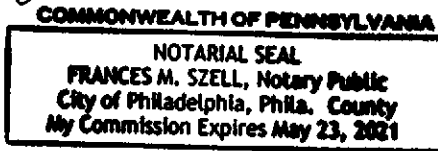
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

I, FRANCES M. SZELL, Notary Public for the Commonwealth of Pennsylvania, certify that NICHOLAS V. HOPE personally came before me this day and acknowledged that he is Executive Vice President of C.C. DICKSON CO., a corporation, and that he, as Executive Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 31 day of October, 2017.

Frances M Szell

[NOTARIAL SEAL]



My commission expires *May 23, 2021*

Exhibit A

Legal Description

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

Being all of that lot shown as New Lot 12 on Subdivision Plat for Lot 2 of Western Business Park as per plat and survey thereof by Triangle Surveyors, dated May 11, 1992, and recorded in Plat Book 127, page 146, in the Office of the Register of Deeds of Durham County, North Carolina.

Being the same property described in a deed to C.C. Dickson Co. dated May 28, 1992 and recorded in Book 1740, page 650, Durham County Registry.

This instrument is being filed as an accomodation only. It has not been examined as to it's execution, insure-ability or affect on title.



BY: