

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded

2021 Nov 04 08:46 AM

Book: 9518 Page: 334

NC Rev Stamp: \$ 670.00 Fee: \$ 26.00

Instrument Number: 2021056452
 DEED

Submitted electronically by "Newman & Newman Attorneys at Law"
 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: \$ 670.00

Parcel Identifier No. 8304836 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE: 2202 Golden Plover Dr, Apex, NC 27502

This instrument was prepared by: Jenna Bass, Newman & Newman, PLLC, 304 East Jones Street, Raleigh, NC 27601

Brief description for the Index: UNIT 120, BLK 2, Roxboro Road Professional Center Condo

THIS DEED made this 1st day of November, 2021, by and between

GRANTOR	GRANTEE
Kenneth J. Steinberg and wife, Elizabeth S. Steinberg 514 Deerhaven Ct. Hillsborough, NC 27278	Madhavi Chitoor, married Neelima Reddy Chitoor Govinda Reddy, married Mailing: 2202 Golden Plover Dr. Apex, NC 27502 Property: 4210 N Roxboro St, Unit 120 Durham, NC 27704

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, 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 5096 page 400.

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 7 page 205.

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:

- 1) 2021 Ad Valorem Taxes.
- 2) Utility Easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property

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

 (Entity Name)  (SEAL)
 Print/Type Name: Kenneth J. Steinberg

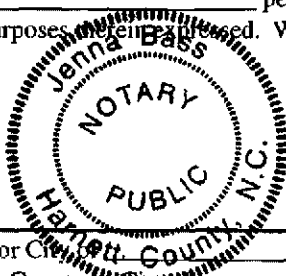
By: _____
 Print/Type Name & Title: _____  (SEAL)
 Print/Type Name: Elizabeth S. Steinberg

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of NC - County or City of Wake
 I, the undersigned Notary Public of the County or City of Harris and State aforesaid, certify that Kenneth J. Steinberg and Elizabeth S. Steinberg 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 2 day of Nov, 2021.

My Commission Expires: 9/21/25
 (Affix Seal)



Jenna Bass Notary Public
 Notary's Printed or Typed Name

State of _____ - 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 _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, 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 _____ day of _____, 20____.

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

Exhibit A

BEING Unit 120 of Building Two located at 4210 North Roxboro Road in the Roxboro Road Professional Center Condominium located in the city of Durham, Durham County, North Carolina, as designated and described in that declaration of condominium for Roxboro Road Professional Center under the provisions of Chapter 47C of the North Carolina General Statutes, dated February 6, 2003, recorded in Book 3762, Page 7, Durham County Registry, as amended by First Amendment dated August 12, 2004, recorded in Book 4504, Page 226, Durham County Registry, as amended by Second Amendment dated September 13, 2004, recorded in Book 4542, Page 651, Durham County Registry, as amended by Third Amendment dated December 29, 2004, recorded in Book 4707, Page 407, Durham County Registry, (collectively, the "Declaration") (see also Condominium Plan File, Condominium No. 7, Pages 202-208, Durham County Registry for plans).

TOGETHER WITH an 8.384% undivided interest, as may be amended from time to time, in the Association attributed to Unit 120 and in the Common Elements appurtenant to Unit 120 and subject to the Declaration. The Land upon which the building and improvements are located is situated in the City of Durham, Durham County, North Carolina, and is fully described in the Declaration, the Declaration being incorporated herein by this reference.