

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Sep 20 03:11 PM NC Rev Stamp: \$ 1860.00
Book: 8024 Page: 304 Fee: \$ 26.00
Instrument Number: 2016032438
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise tax \$1,860.00

Parcel Ref No. 175424

PIN # 0803-04-70-0210.001

Mail after Recording to **Peck Law Firm, 186 Wind Chime Court, Suite 202, Raleigh, NC 27615**
This Instrument was Prepared by **PECK LAW FIRM, P.A. (Title Insurance: Investor's Title)**
Brief Description for the Index: Unit 4502 Bennett Business Park Condo Drawcr 4, Pages 205-208

THIS DEED made this 20th day of SEPTEMBER, 2016, by and between

GRANTOR	GRANTEE
<p>DONALD L. WILLIAMS (Single)</p> <p>Mailing Address: 718 Patrick Road Bahama, NC 27503</p> <p>(Not A Primary Residence)</p>	<p>BASEBALL REBELLION HOLDINGS, LLC (A North Carolina limited liability company)</p> <p>Mailing Address: 206 Wendover Road Durham, NC 27713</p>

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 of that certain lot or parcel of land situated in **Durham** County, North Carolina and more particularly described as follows:

Submitted electronically by Peck 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.

BEING all of Unit No. 4502 Bennett Business Park Condominium, a warehouse condominium containing approximately 12,350 square feet and which was established in accordance with Chapter 47C of the North Carolina General Statutes (the "Unit Ownership Act"), located in Durham County, NC, as designated and described in that Declaration of Condominium for Bennett Business Park recorded in Deed Book 1630, Page 663 of the Durham County Registry as amended by the Amendment to Declaration of Condominium for Bennett Business Park recorded in Deed Book recorded in Deed Book 2140, Page 225 of the Durham County Registry (hereinafter the "Declaration"), together with a 34.86% undivided interest in the common areas and facilities dedicated in the Declaration to be appurtenant to said units, which percentage shall automatically change in accordance with the terms and conditions of said Declaration or any amendment thereto, and together with any additional common areas that may be provided for in any recorded amendment to said Declaration in accordance with the Unit Ownership Act. The land upon which the Unit and other improvements are located is on the North side of Bennett Memorial Road, Durham County, NC and more fully described in the Declaration and the maps, drawings and plats recorded in Condo Drawer 4 at Pages 205-208, Durham County Registry, to which reference is also made for a more detailed description of the Unit.

All the above, together with rights, privileges, and responsibilities contained and conveyed in that certain Parking Easement Agreement recorded in Book 7675 at Page 861, Durham County Registry.

BEING also that same property with a current address of 4502 Bennett Memorial Drive, Durham, NC 27705 and having a Durham County Department of Revenue Parcel Ref No. 175424 and PIN# 0803-04-70-0210.001.

TO HAVE AND TO HOLD the aforesaid real property 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, that title is marketable and free of all encumbrances, and that the 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:

1. **Restrictions, Covenants, Rights of Way, and Easements of record affecting the property; and**
2. **AD VALOREM TAXES FOR 2016 and subsequent years.**

IN WITNESS WHEREOF, the Grantor, having been duly sworn, has hereunto set his/her hand and seal the day and year above written.

GRANTORS:


_____ (SEAL)
DONALD L. WILLIAMS

STATE OF North Carolina COUNTY OF Durham

I, Vallyre R Hyers, a Notary Public of the County and State aforesaid certify that **DONALD L. WILLIAMS** appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day, September 20, 2016.

My commission expires: 11/22/16

Vallyre R Hyers
Notary Public

