

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2022 Mar 08 11:22 AM**  
**Book: 9634 Page: 753**  
 NC Rev Stamp: \$ 3550.00 Fee: \$ 26.00  
 Instrument Number: 2022009858  
 DEED

### NORTH CAROLINA SPECIAL WARRANTY DEED

**Excise Tax: \$3,550.00**

Parcel Identifier 175424 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without the benefit of title examination)

Brief description for the Index: Unit 4502 Bennett Business Park Condominium

THIS DEED made effective as of the 7 day of March, 2022, by and between

GRANTOR	GRANTEE
Baseball Rebellion Holdings LLC, a North Carolina limited liability company  4502 Bennett Memorial Road Durham, NC 27705	Bennett Memorial I, LLC, a North Carolina limited liability company  301 Watts Street Durham, NC 27701

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 Exhibit A attached and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8024, Page 304.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Condominium Plat Book 4, Pages 205-208 and Condominium Plat Book 5, Page 105.

submitted electronically by "Kennon Craver, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

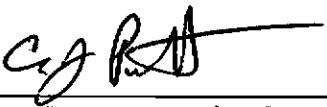
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with 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 whomsoever claiming by, under or through Grantor, except for the following exceptions:

Ad valorem taxes for 2022 and subsequent years; zoning ordinances; matters that would be revealed by a current and accurate survey; and covenants, easements, restrictions and rights of way of record.

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

Baseball Rebellion Holdings LLC,  
a North Carolina limited liability company

BY:  (SEAL)  
Name: Charles Pippit  
Title: Manager

State of North Carolina County of Durham

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Charles Pippit

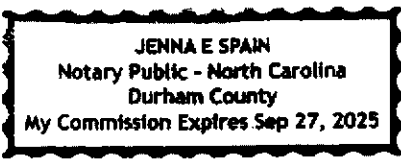
Date: March 7, 2022

(Affix Official Seal below)

  
Official Signature of Notary Public  
Notary Public

Print Name: Jenna E Spain

My commission expires: 09/27/2025



**EXHIBIT A**

BEING all of Unit 4502 of Bennett Business Park, a condominium, as more particularly described in that certain Declaration of Condominium for Bennett Business Park recorded in Book 1630, Page 663, Durham County Registry, as amended by that certain Amendment to Declaration of Condominium for Bennett Business Park recorded in Book 2140, Page 225, Durham County Registry (collectively, the "Declaration"), and on those plats and plans recorded in Condominium Book 4, Page 205 – 208, inclusive, Durham County Registry, and Condominium Book 5, Page 105, Durham County Registry, together with an undivided interest in the common elements of the condominium as more particularly set forth in the Declaration;

TOGETHER WITH and SUBJECT TO the rights and obligations set forth in that certain Parking Easement Agreement recorded in Book 7675, Page 861, Durham County Registry.

Address: 4502 Bennett Memorial Drive  
PID: 175424  
PIN: 0803-04-70-0210.001