

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 OCT 14 11:39:38 AM  
 BK: 7805 PG: 92-94  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$1,000.00  
 INSTRUMENT # 2015034316  
 SCEARNEL



2015034316

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,000.00

Parcel Identifier No. 175426 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: William G. Harriss (Without benefit of title exam)

Brief description for the Index: Unit 4506; Bennett Business Park Condominium

THIS DEED made this 8<sup>th</sup> day of October, 2015, by and between

GRANTOR	GRANTEE
GUESS ROAD STATION, INC.	MICHELSEN INVESTMENTS, LLC a North Carolina limited liability company
Address: 2121 Guess Road Durham, NC 27705	Mailing Address: 1130 Buchanan Street Charlotte, NC 28203
	Property Address: 4506 Bennett Memorial Rd 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 in fee simple, all that certain lot or parcel of land situated in the City of Durham, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1630, Page 661.

A map showing the above described property is recorded in Condo Drawer 5, Page 105.

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:

**Subject to all 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.

GUESS ROAD STATION, INC. \_\_\_\_\_ (Seal)

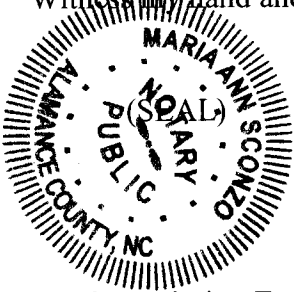
By: Reginald H. Rogers  
Reginald H. Rogers, President

\_\_\_\_\_ (Seal)

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Reginald H. Rogers as President of Guess Road Station, Inc., a North Carolina corporation**, personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 12<sup>th</sup> day of October, 2015.



Sign: Maria Ann Scanzo

Print: MARIA ANN SCANZO Notary Public

My Commission Expires: 6/2/2018

**EXHIBIT A**

UNIT No. 4506 Bennett Business Park Condominium, a unit containing 7,000 square feet located in the County of Durham, State of North Carolina as designated and described in the Declaration of Condominium for Bennett Business Park under the provisions of Chapter 47C of the North Carolina General Statutes (hereinafter "Declaration") dated the 8<sup>th</sup> of November, 1990 and recorded in Book 1630, Page 663 of the Durham County Registry as amended by the Amendment to Declaration of Condominium of Bennett Business Park dated the 17<sup>th</sup> of November, 1995 and recorded in Book 2140 at Page 225 of the Durham County Registry together with a 19.76% undivided interest in the common areas and facilities declared therein to be appurtenant to said units, which percentage 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 percentages set forth in such amended Declaration, which percentages 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 north side of Bennett Memorial Road in the County of Durham, State of North Carolina. The said land is also shown on the map recorded in Condo Drawer 5 at Page 105 in the office of the Register of Deeds of Durham County to which reference is also made for a more particular description of the same.

TOGETHER WITH all rights, and subject to all burdens, contained or conveyed in that certain Agreement for Permanent Perpetual & Appurtenant Cross Access and Parking Easement recorded in Book 7675 at Page 861, Durham County Registry.

This property has a street address of 4506 Bennett Memorial Road, Durham, NC and a tax parcel #175426.