

Register of Deeds
Sharon A. Davis
Durham County, NC

09/01/2022 10:27:11AM

BT: OPR B: 9774 P: 723 Pages: 2

DEED - DEED

Fee: \$2,948.00 Excise Tax: \$2922.00

INSTRUMENT #2022035379

April Carrington

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$2,922.00
Parcel ID:	175427
Mail/Box to:	Grantee
Prepared by:	Jeff D. Rogers, Smith Debnam, PO Box 176010 Raleigh, NC 27611
Brief description for the Index:	4508 Bennett Memorial Road

THIS GENERAL WARRANTY DEED ("Deed") is made on the 31 day of August 2022, by and between:

GRANTOR	GRANTEE
Guess Road Station, Inc., a North Carolina corporation 3328 Guess Road, Suite 1-B Durham, NC 27705	Bennett Memorial II, LLC, a North Carolina Limited Liability Company 301 Watts Street Durham, NC 27701

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Unit 4508 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, Pages 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 Permanent Perpetual & Appurtenant Cross Access and Parking Easement recorded in Book 7675, Page 861, Durham County Registry.

Address: 4508 Bennett Memorial Drive
PID: 175427
PIN 0803-04-70-0210.001

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1630, Page 661, Durham County Registry

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Conda Book 5, Page 105, Durham County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, Restrictive Covenants and Rights-of-Way.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name:

GUESS ROAD STATION, INC.

Name:

By: Larry D. Rogers
Name: Larry D. Rogers
Title: Vice President

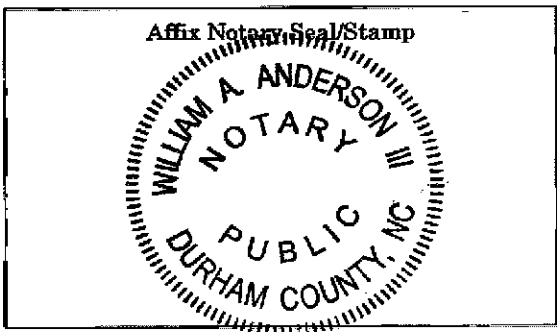
Name:

Name:

By: _____
Name: _____
Title: _____

STATE OF North Carolina, COUNTY OF Durham

I William A. Anderson III a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 31st day of August 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Larry D. Rogers, Vice President of Guess Road Station, Inc.



WA

Notary Public (Official Signature)

Print Name: William A. Anderson, III

My commission expires: 2-13-24