

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
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Book: 8733 Page: 545
NC Rev Stamp: \$ 1440.00 Fee: \$ 26.00
Instrument Number: 2019030120
DEED

Prepared by: Kim K. Steffan, Steffan & Associates, P.C. (without title examination)

Return to: Grantee at 1920 E NC Hwy 54, Suite 570, Durham, NC 27713

Revenue Stamps = \$1,440.00

NORTH CAROLINA

COMMISSIONER'S DEED

DURHAM COUNTY

THIS COMMISSIONER'S DEED, made and entered into this the 22nd day of August, 2019 by and between DOUGLAS DAVIS, COMMISSIONER, Party of the First Part, hereinafter referred to as either Commissioner or Grantor, and McGUIRE FAMILY PROPERTIES, LLC, whose address is 1920 E NC Hwy 54, Suite 570, Durham, NC 27713, Party of the Second Part, hereinafter referred to as Grantee,

WITNESSETH:

WHEREAS, pursuant to an Order Granting Petition to Partition By Sale concerning the subject real property dated and filed March 26, 2019 in that certain special proceeding entitled McGuire Family Properties, LLC, Petitioner, v. Dr. Thomas A. Leech and Elizabeth Ann Leech, Respondents, in file number 18 SP 573 in the office of the Clerk of Superior Court for Durham County, North Carolina, Douglas Davis of Doug Davis Realty and Auction Company was appointed as Commissioner and directed to sell the real property hereinafter described at public sale subject to upset bid;

AND, WHEREAS, the said Commissioner did file and post a Report of Public Sale of Real Property on June 3, 2019 reporting a public sale of the hereinafter described real property;

AND, WHEREAS, subsequently there was a series of upset bids resulting in a high bid of Seven Hundred Twenty Thousand Dollars (\$720,000.00) by Petitioner, McGuire Family Properties, LLC, on July 24, 2019;

AND, WHEREAS, after the statutory period for upset or advance bids expired, an Order Confirming Sale was filed on August 6, 2019 confirming the public sale of the hereinafter described real property to McGuire Family Properties, LLC for a purchase price of \$720,000.00, and directing the Commissioner to deliver a deed conveying title to the property upon tender of the purchase price less the Petitioner's statutory credit of \$360,000.00 for its one-half interest in the property as a tenant in common prior to the filing of the Partition;

AND, WHEREAS, Grantee has paid the said purchase price;

NOW, THEREFORE, the Grantor, for and in consideration of the said purchase price to him in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain tract or parcel of land located in Durham County, North Carolina and being more particularly described as follows:

UNIT NOS. 550, 560 & 570 in Building No. 500, in EXECUTIVE OFFICE PARK, an office condominium, located in the County of Durham, State of North Carolina, as designated and described in the Declaration of Unit Ownership under the provisions of Chapter 47A of the North Carolina General Statutes (the "Declaration"), dated the 9th day of November, 1982, recorded in Book 1097 at Page 308, Durham County Registry, as amended in Book 1123 at Page 766, Book 1124 at Page 61, Book 1181 at Page 195, Book 1190 at Page 349 and Book 7911, Page 460 of the Durham County Registry, together with a pro rata undivided interest in the common areas and facilities declared therein to be appurtenant to said Units which said undivided interest shall automatically change in accordance with the terms of said Declaration. The land upon which the buildings and improvements are located is situated on the South side of North Carolina Highway No. 54 in the County of Durham and is also shown in Plat Book 101 at Page Drawer 12 and Condo Drawer 2 at Page 181, Condo Drawer 3 at Page 62 and Condo Drawer 3 at Page 70, in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description of the same.

Street Address: 1920 E. North Carolina Highway 54 (also known as 4728 North Carolina Highway 55), Durham, NC 27713

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

And the Grantor covenants with the Grantee that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever to the extent the Grantor is empowered to do so by the Durham County Clerk of Superior Court.

IN WITNESS WHEREOF, Douglas Davis, the Commissioner, has hereunto set his hand and seal, the day and year first above written.

 (SEAL)

Douglas Davis

Commissioner

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Rodney Eugene Davis, Jr., Notary Public of the aforesaid County and State, do hereby certify that DOUGLAS DAVIS, COMMISSIONER personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal, this the 22nd day of August, 2019.

Rodney Eugene Davis, Jr.
NOTARY PUBLIC

Rodney Eugene Davis, Jr.
(PRINT OR TYPE NAME OF NOTARY)

My commission expires: 8/1/2020

