

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2015 Nov 20 01:16 PM NC Rev Stamp: \$ 3809.00
Book: 7827 Page: 915 Fee: \$ 26.00
Instrument Number: 2015038922
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A. Excise Tax: \$3809.00
Return to: Grantee Tax ID No.

THIS DEED made this 16 day of November, 2015 by and between

GRANTOR
GFI PROPERTIES, LLC
A North Carolina Limited Liability Company
700 Palafox Drive
Chapel Hill, NC 27516

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE
PGP HOPE VALLEY POINTE, LLC
A North Carolina Limited Liability Company
PO Box 17119
Chapel Hill, NC 27516

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 County of Durham, North Carolina, and more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5421, Page 135-139 and Book 5672, Page 595-599, Durham County Registry.

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

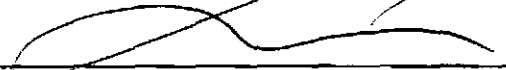
AND THE GRANTOR COVENANTS with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2015 taxes, easements, conditions and restrictions of record, if any.

INWITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

GFI PROPERTIES, LLC
A North Carolina Limited Liability Company

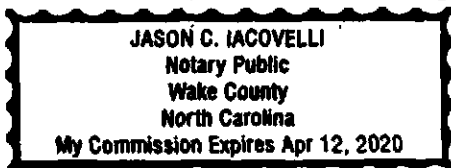


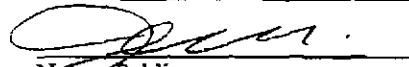
XIAOHU GUAN, Manager (SEAL)

STATE OF North Carolina

COUNTY OF Orange

I, Jason C. Iacovelli, Notary Public for the County of Wake
State of NC, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Xiaohu Guan, Manager of GFI Properties, LLC, Grantor. Witness my hand and official stamp or seal, this the 16 day of November, 2015.





Notary Public
My Commission Expires: 4-12-20

WRH/ts

EXHIBIT "A"

BEING ALL OF UNITS 106, 107, 108, 110, 210, 214, AND 216, HOPE VALLEY POINTE CONDOMINIUMS, AS REFERRED TO IN THE DECLARATION OF CONDOMINIUM RECORDED IN BOOK 3237 AT PAGE 95, DURHAM COUNTY REGISTRY, AS AMENDED IN THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED IN BOOK 5023 AT PAGE 109 AND AS AMENDED IN THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM IN BOOK 5087 AT PAGE 987 AND MORE PARTICULARLY DESCRIBED IN PLAT AND PLANS RECORDED IN CONDO DRAWER 5 AT PAGES 234, 236 AND 238 AND CONDO DRAWER 8 AT PAGE 226, DURHAM COUNTY REGISTRY, TO WHICH DECLARATION, PLAT AND PLANS ARE INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR LEGAL DESCRIPTION.

TOGETHER WITH AN UNDIVIDED INTEREST IN COMMON ELEMENTS AS SET FORTH ON EXHIBIT B TO THE DECLARATION OF CONDOMINIUM, WHICH MAY BE AMENDED FROM TIME TO TIME, WHICH UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND THE FOREGOING UNITS TOGETHER COMPRISE A CONDOMINIUM UNIT.

TOGETHER WITH AN APPURTENANT EASEMENT FOR INGRESS, EGRESS ACCESS AND PARKING AND DESCRIBED IN THAT THAT CERTAIN CROSS ACCESS AND PARKING AND SIGN EASEMENT DELCARATION RECORDED ON SEPTEMBER 22, 2000, IN BOOK 2914 PAGES 33-40, DURHAM COUNTY REGISTRY.