

Register of Deeds
Sharon A. Davis
Durham County, NC
11/03/2022 12:55:25PM
BT: OPR B: 9813 P: 569 Pages: 3
DEED - DEED
Fee: \$511.00 Excise Tax: \$485.00
INSTRUMENT #2022042632
Tonya Redfearn

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$485.00

Parcel Identifier: 202404 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee, 1404 Timberwolf Drive, Durham, NC 27713

This instrument was prepared by: Bagwell Holt Smith, PA

THIS DEED made effective as of the 3rd day of November, 2022, by and between

GRANTOR	GRANTEE
R. REID WILSON and spouse MARY B. WILSON 421 Bennett Orchard Trail Chapel Hill, NC 27516	LISA ELLIS, unmarried 5003 Southpark Dr., Ste 110, Durham, NC 27713

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 **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 **4848**, Page **78**.

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

A map showing the above-described property is recorded in Plat Book **7**, Page **349-358**.

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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

R Reid Wilson (Seal)
R. REID WILSON
Mary B. Wilson (Seal)
MARY B. WILSON

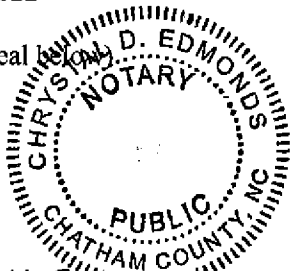
421 Bennett Orchard Trail
Chapel Hill, NC 27516
 NOT primary residence

STATE OF North Carolina
COUNTY OF Orange

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: **R. REID WILSON**

Date: Nov 3rd, 2022

(Affix Official Seal below)



Chrystal D. Edmonds
Official Signature of Notary Public

Print Name: Chrystal D. Edmonds

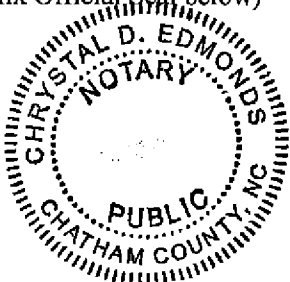
My commission expires: 5/17/2027

STATE OF North Carolina
COUNTY OF Orange

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: **MARY B. WILSON**

Date: Nov 3rd, 2022

(Affix Official Seal below)



Chrystal D. Edmonds
Official Signature of Notary Public

Print Name: Chrystal D. Edmonds

My commission expires: 5/17/2027

EXHIBIT A

BEING KNOWN and designated as 503 Southpark Drive, Unit No. 110, Building Four, Southpark at 54 Professional Center (the Unit), an office condominium located in the County of Durham, State of North Carolina, as designated and described under the provisions of Chapter 47C of the North Carolina General Statutes in the Declaration of Covenants, Conditions and Restrictions of Southpark at 54 Professional Center, a Condominium recorded August 27, 2001 in Book 3184, Pages 296, Durham County Registry, as amended by First Amendment recorded in Book 4012, Page 118, Durham County Registry, as amended by Second Amendment recorded in Book 4331, Page 176, Durham County Registry, and as amended by Third Amendment recorded in Book 4787, Page 121, Durham County Registry, as amended by Fourth Amendment recorded in Book 5596, Page 562, Durham County Registry (collectively the "Declaration"), together with the percentage undivided interest in the common elements and facilities declared therein to be appurtenant to said Unit which undivided interest shall automatically change in accordance with the terms of said Declaration and in any Amendment or Amendments to the Declaration (an "Amendment") filed of record pursuant to the provisions of the North Carolina Condominium Act, in the undivided interest as set forth in such Amendment, which undivided interest shall automatically be deemed to be conveyed effective on the recording of such Amendment as though conveyed hereby. The land upon with the buildings and improvements are located is situated in the County of Durham, State of North Carolina and is fully described in the Declaration, to which reference is hereby made for a more particular description of same. The said land is also shown in Condominium Plat Book No. 5, Pages 222, 224 and 226 and in Pages 342, 344, 346 and 348, in Condominium Plat Book No. 6, Pages 7, 9, 11 and 13, and in Condominium Plat Book No. 7, Pages 349, 352, 355, and 358 in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description.

Grantee, by accepting this Deed, hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the Declaration, the Articles and the Bylaws of Southpark at 54 Professional Center Condominium and the Rules and Regulations made thereunder including, but not limited to, membership in the Southpark at 54 Professional Center Owners Association, Inc., a North Carolina non-profit corporation, and the obligation to make payments of assessments for the maintenance and operation of the Condominium which may be levied against such units.