

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 27 03:23 PM
Book: 9510 Page: 160
NC Rev Stamp: \$ 450.00 Fee: \$ 26.00
Instrument Number: 2021055031
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00

Parcel Identifier No. 202409

Mail/Box to: Grantee

This instrument was prepared by: Kreger Law Firm, 5003 Southpark Drive, Suite 200, Durham, NC 27713

Brief description for the Index: SOUTHPARK OFFICE CONDOS/BLDG 4/SUITE 210

THIS DEED made this 27th day of October, 2021, by and between

GRANTOR	GRANTEE
Kreger Investment Properties, LLC 5003 Southpark Drive., Ste 200 Durham, NC 27713	Kreger Brodish LLP 5003 Southpark Drive., Ste. 200 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 the City of Durham, Durham County, North Carolina and more particularly described as follows:

See Attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9185 page 284.

All or a portion of the property herein conveyed includes or 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.

Submitted electronically by "Kreger Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

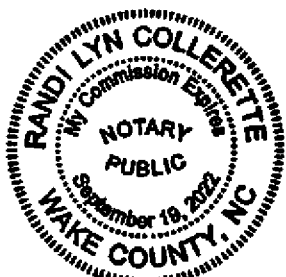
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

- 1. Ad valorem taxes for the current year and subsequent years.
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

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

 Kreger Investment Properties, LLC (SEAL)
 By: [Signature]
 Thomas J. Kreger Manager: _____ (SEAL)



State of NC - County or City of Wake
 I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Thomas J. Kreger, Manager personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27th day of October, 2021.

My Commission Expires: 9/19/22 [Signature]
 Notary Public
 Notary's (Printed or Typed Name)

(Affix Notary Seal)

EXHIBIT A

BEING KNOWN and designated as 5003 Southpark Drive, Unit No. 210, 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, Page 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 (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 which 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 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.
