

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Aug 31 11:21 AM NC Rev Stamp: \$ 252.00  
Book: 8011 Page: 313 Fee: \$ 26.00  
Instrument Number: 2016029899  
DEED

Excise Tax: \$252.00

PARCEL ID: 202408

Mail after recording to: GRANTEE

This instrument was prepared by: Law Offices of Duane R. Hall II, PLLC

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## NORTH CAROLINA GENERAL WARRANTY DEED

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This Deed made this the 31 day of **AUGUST, 2016**, by and between **GRANTOR: FOUR D'S, LLC (PREVIOUS DEED INCORRECTLY HAD "4 D'S, LLC" WHERE THE NUMBER 4 WAS NOT SPELLED OUT)**, whose mailing address is 2443 LYNN ROAD, STE 208, RALEIGH, NC 27612 herein referred to collectively as Grantor) and **GRANTEE: HAAS & MEIER, LLC**, whose mailing address is 226 LYNWOOD LANE RALEIGH, NC 27609 (herein referred to collectively as Grantee).

WITNESSETH, For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, County of Durham, State of North Carolina, more particularly described as follows:

**SEE ATTACHED EXHIBIT 'A'**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 7312, Page 684

All or a portion of the property herein conveyed does not include the primary residence of a Grantor

submitted electronically by "Law Offices of Duane R. Hall II, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

PROPERTY STREET ADDRESS: 5003 Southpark Drive, Suite 200, Durham, NC  
27713

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

- 1) Ad valorem taxes for the current year; 2) Easements and rights of way of record, if any; and 3) Restrictions of record, together with amendments, if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

FOUR D'S, LLC

By: [Signature] (Seal)

NAME: David W. Spencer

TITLE: MEMBER/MANAGER

STATE OF NC  
COUNTY OF Wake

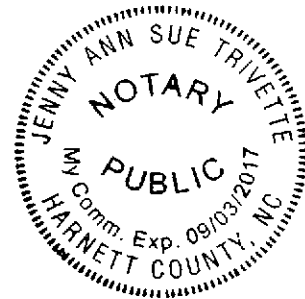
I Jenny Ann Sue Trivette a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

David W. Spencer MEMBER/MANGER OF FOUR D'S, LLC, a North Carolina limited liability company

Date: AUGUST 31st, 2016

Jenny Ann Sue Trivette  
Notary Public

My Commission Expires:  
SEAL



## SCHEDULE/ EXHIBIT 'A''

### LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED AS 5003 SOUTHPARK DRIVE, UNIT NO. 200, 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 3174, 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 TERM 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.