

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2016 May 09 01:18 PM NC Rev Stamp: \$ 840.00
Book: 7926 Page: 264 Fee: \$ 26.00
Instrument Number: 2016014282
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$840.00

Recording Time, Book and Page

PINs: 202412; 202413 & 202414

Mail after Recording to: Grantee
This instrument was prepared by: Jeffrey J. Goebel, Attorney, Jordan Price Wall Gray Jones & Carlton, PLLC

Brief description for the Index:

UNITS 240, 250 & 260, SOUTHPARK AT 54 PROFESSIONAL CTR

THIS GENERAL WARRANTY DEED, made this ____ day of May 2016, by and between

<p><u>GRANTOR</u></p> <p>RHG HOLDINGS, LLC</p> <p>a California Limited Liability Company</p> <p>6345 Balboa Blvd., Ste. 208 Encino CA 91376</p>	<p><u>GRANTEE</u></p> <p>CADA SOUTHPARK, LLC</p> <p>a North Carolina Limited Liability Company</p> <p>AND</p> <p>BIG OAK AND 3 MAGNOLIAS, LLC</p> <p>a North Carolina Limited Liability Company</p> <p>as Tenants in Common in Equal Shares</p> <p>8400 Azalea Place Raleigh NC 27613</p>
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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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain and convey unto the Grantees in fee simple, all its interest in those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

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

And the Grantor covenants with the Grantees, 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 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. The property conveyed herein is not the primary residence of the Grantor.

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

1. 2016 ad valorem taxes and subsequent year taxes.
2. Declaration of Condominium for Southpark Office Partners, LLC recorded in Book 3184, Page 296, and as supplemented and amended, Durham County Registry.
3. Matters shown in Condominium Plat Book 5, Pages 222, 224, 344, 346 and 248; Condominium Plat Book 6, pages 7, 9, 11 and 13; Condominium Plat Book 7, Pages 349, 352, 355 and 358, Durham County Registry.
4. General service and utility easements, rights of way, other easements and any restrictions or covenants of record.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed by a duly authorized officer the day and year first above written.

Grantor: **RHG HOLDINGS, LLC**

BY: 
Jennifer Hamilton

ITS: Managing Member

[Notary acknowledgement to follow on separate page.]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

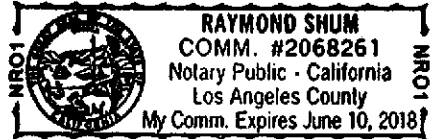
State of California
County of Los Angeles)

On May 06, 2016 before me, Raymond Shum, Notary Public
(insert name and title of the officer)

personally appeared Jennifer Hamilton,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Raymond Shum (Seal)

Exhibit A

BEING KNOWN and designated as **5003 Southpark Drive, Unit Nos. 240, 250 and 260, Building Four, Southpark at 54 Professional Center**, 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 the 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 recorded 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 Register of Deeds of Durham County, North Carolina, to which reference is also made for a more particular description.

And being the identical properties conveyed to Grantor via warranty deeds recorded in Book 4952, Page 756 and Book 4849, Page 831, Durham County Registry, reference to which are hereby made.