

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Aug 31 01:58 PM
Book: 9447 Page: 665
 NC Rev Stamp: \$ 790.00 Fee: \$ 26.00
 Instrument Number: 2021044412
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$790.00

Parcel Identifier No. 0718-02-67-9084.030 and 0718-02-67-9084.031 Verified by _____ County on the ____ day
 of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Brooke L. Dalrymple, Howard, Stallings, From, Atkins, Angell & Davis, P.A.
PO Box 12347, Raleigh, NC 27605

Brief description for the Index: 5007 Southpark Drive, Units 230 and 240, Building Three

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

GRANTOR

Denis Boulankine and wife,
 Tatiana Boulankina

2836 Brenfield Dr.
 Raleigh, NC 27606

GRANTEE

Bradym, LLC,
 a North Carolina limited liability company

210 Frances Green Lane
 Cary, NC 27519

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 or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8300, page 605, Durham County Registry.

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

A map showing the above-described property is recorded in Condo Plat Book 6, pages 7, 9, 11, and 13, 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 in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: SEE EXHBIT B

[SIGNATURES ON FOLLOWING PAGE]

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

By: [Signature]
Denis Boulankine

By: [Signature]
Tatiana Boulankina

STATE OF NC

COUNTY OF Wake

I 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: Denis Boulankine and wife, Tatiana Boulankina

Date: August 27, 2021 Notary Public: [Signature]

Printed Name: Rachel Harrison

[Affix Notarial Stamp or Seal]

My Commission Expires: 8/12/24

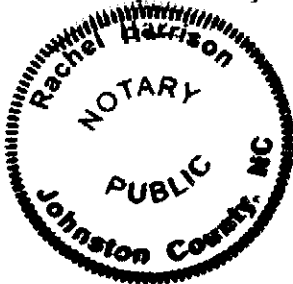


EXHIBIT A

Being known and designated as 5007 Southpark Drive, Units 230 and 240, Building Three, Southpark at 54 Professional Center (the "Units"), 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 Deed Book 4012, Page 118, Durham County Registry, as amended by the Second Amendment recorded in Deed Book 4331, Page 176, Durham County Registry, as amended by the Third Amendment recorded in Deed Book 4787, Page 121, Durham County Registry, as amended by the Fourth Amendment recorded in Deed 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 units, which undivided interest shall automatically changes in accordance with the terms of the 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 or improvements is 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 5, Pages 222, 224 and 226 and in Pages 342, 344, 346 and 348 and in Condominium Plat Book 6, Pages 7, 9, 11 and 13, and in Condominium Plat Book 7, Page 349 in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is hereby made for a more particular description of same.

EXHIBIT B

1. Taxes for the year 2022, and subsequent years, not yet due and payable.
2. Matters shown on recorded Condo Plat Book 5 at Page 222, 224, and 226, Condo Plat Book 5 at Page 342, 344, 346, and 348, Condo Plat Book 6 at Page 7, 9, 11, and 13, and Condo Plat Book 7 at Page 349.
3. Easement(s) to Durham Public Service Company recorded in Book 121 at Page 243 and 244.
4. Easement(s) to State Highway Commission as recorded in Book 287 at Page 564 and 565.
5. Stormwater Facility Operation and Maintenance Permit Agreement, City Version 2, recorded in Book 3046 at Page 795.
6. Easement(s) to Duke Power Company/Duke Energy Corporation as recorded in Book 3061 at Page 407.
7. Rights of others in and to the use of the common areas.
8. Rights of adjoining lot owners to the lateral support and encroachment of the party walls situate on side lot lines.
9. Restrictions appearing of record in Book 3184 at Page 296, Book 4012 at Page 118, Book 4331 at Page 176, Book 4787 at Page 121, and Book 5596 at Page 562,