

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 SEP 28 09:34:21 AM
BK: 8030 PG: 143-145
DEED
FEE: \$26.00
EXCISE TAX: \$336.00
INSTRUMENT # 2016033475
JTABRON



2016033475

Excise Tax: \$336.00
PARCEL ID 143620
Mail to: GRANTEE

GENERAL WARRANTY DEED

Prepared by: Jon T. Booker, Attorney at Law, Without Title Exam

NORTH CAROLINA
DURHAM COUNTY
GRANTOR
OFFICE PROPERTIES, LLC A NORTH
CAROLINA LIMITED LIABILITY
COMPANY
120 IRONWOODS DRIVE
CHAPEL HILL, NC 27516

GRANTEE
DINGFELDER AND FONTAINE
PROPERTIES, LLC

PROPERTY ADDRESS:
5015 SOUTHPARK DRIVE
SUITE 200
DURHAM, NC 27713

UNIT 200 BLDG-1 SOUTHPARK @ 54 PROFESSIONAL CENTER PB 5/222, 224, 226

This DEED made this the 27th day of September, 2016, by and between GRANTORS and GRANTEES named above;

THIS PROPERTY WAS NOT GRANTOR'S PRIMARY RESIDENCE

The designation Grantors and Grantees as used herein shall include all parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

That GRANTOR, for a valuable consideration paid by GRANTEES, the receipt of which is hereby acknowledged, have given and granted, and by these presents do give, grant, bargain, sell and convey to GRANTEES that certain lot, tract or parcel of land located in Durham County, North Carolina and more particularly described as follows:

BEING ALL OF THAT PROPERTY HEREIN DESCRIBED IN EXHIBIT A

TO HAVE AND TO HOLD the aforesaid parcel of land together with all privileges and appurtenances thereunto belonging to GRANTEES in fee simple.

The property described herein was acquired by GRANTOR by deed recorded in Book 7177, Page 274, Durham County Registry.

GRANTOR covenants with GRANTEEES that GRANTOR is seized of the premises in fee simple, that the title thereto is marketable and free and clear of all liens and encumbrances, and that GRANTOR will warrant and defend the title thereto against the lawful claims of all persons whomsoever, except as hereinafter stated.

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

1. Protective Covenants of record as recorded in the Durham County Registry.
2. Zoning restrictions.
3. Utility easements, drainage easements shown on the recorded plat, and all other matters of public record.
4. 2016 Ad Valorem taxes.

IN WITNESS WHEREOF, GRANTOR has hereunto set their hand on the day and year first above written.

OFFICE PROPERTIES, LLC, a North Carolina limited liability company

Rebecca S. Holdway, Manager
REBECCA S. HOLDWAY, MANAGER

State of North Carolina, Orange County

I, Monica H Hill, a Notary Public of Orange County, North Carolina, certify that **REBECCA S. HOLDWAY, MANAGER OF OFFICE PROPERTIES, LLC (GRANTOR)**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this the 27 day of September, 2016.

My Commission Expires: 8-17-2020

<p>MONICA H HILL Notary Public Orange Co., North Carolina My Commission Expires Aug. 17, 2020</p>

Monica H Hill
 Notary Public

EXHIBIT A

Being known and designated as Unit No. 200, Building One, 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, (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 & 226, 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 unit.