

Register of Deeds  
Sharon A. Davis  
Durham County, NC

10/06/2022 09:47:22AM

BT: OPR B: 9795 P: 765 Pages: 2

DEED - DEED

Fee: \$804.00 Excise Tax: \$778.00

INSTRUMENT #2022039337

April Carrington

Submitted electronically by Andrew S. Martin, Attorney, in compliance with North Carolina statutes governing recordable documents and the terms of the Submitter Agreement with the Durham County Register of Deeds, GS 47-14 (a 1) (5).

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 778.00

Parcel Identifier No. 143614 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Andrew S. Martin, Attorney, 1026 Washington Street, Raleigh, NC 27605

Brief description for the Index: Unit 100, Southpark at 54 Professional Center

THIS DEED made this 5th day of October, 2022, by and between

#### GRANTOR

7 HILL LLC ,  
a North Carolina limited liability company  
2324 Rockland Circle  
High Point, NC 27265

#### GRANTEE

CRAIG HOLDINGS, INC.,  
a North Carolina corporation  
309 W. Millbrook Rd, Suite 151  
Raleigh, NC 27609

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, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Unit No. 100, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8312 page 737.

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   5   page 222-226.

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:

Restrictions, easements and rights of way of record, and ad valorem taxes for the current year.

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

7 Hill LLC \_\_\_\_\_ (SEAL)  
(Entity Name)

By: P. Bhaskar \_\_\_\_\_ (SEAL)  
Name & Title: Bhaskar Pusuluri, Member/Manager

By: \_\_\_\_\_ (SEAL)  
Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Name & Title: \_\_\_\_\_

State of North Carolina - County of Randolph

I, the undersigned Notary Public of the County of Randolph and State aforesaid, certify that Bhaskar Pusuluri personally came before me this day and acknowledged that he is the Member/Manager of 7 Hill LLC, a North Carolina ~~or~~ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 5th day of October, 2022.

Wendy Thompson  
Signature of Notary

My Commission Expires: October 19, 2024

Wendy Thompson Notary Public  
Notary's Printed or Typed Name

(Affix Seal)  
**Wendy Thompson**  
**NOTARY PUBLIC**  
**Randolph County, NC**  
**My Commission Expires October 19, 2024**