

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Dec 19 10:30 AM NC Rev Stamp: \$ 340.00
Book: 8565 Page: 723 Fee: \$ 26.00
Instrument Number: 2018043419
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$340.00

Parcel Identifier No. 143621

Verified by _____ County on the __ day of _____, _____.

Mail to: **Grantee**

This instrument was prepared by: **Kendall H. Page (without benefit of title examination) KLR**

Brief Description for the Index: **UNIT 210, BLD. 1, SOUTHPARK**

THIS DEED made this __ day of _____, 2018 by and between

GRANTOR	GRANTEE
<p align="center">PHP SOUTHPARK OFFICE, LLC</p>	<p align="center">ZAKRAJSEK INVESTMENTS, LLC 305 YORKTOWN DRIVE CHAPEL HILL, NC 27516</p>

THIS PROPERTY IS ___ IS NOT THE GRANTOR'S PRIMARY RESIDENCE (Please mark "X")

Enter in appropriate block for each party: name, 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 DURHAM COUNTY, North Carolina and more particularly described as follows:

See attached "Exhibit A" - Legal Description

The property hereinabove described was acquired by the Grantor(s) by instrument recorded in Book 3472, Page 269, 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 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 claim of all persons whomever. Title to the property herein above described is subject to the following exceptions:

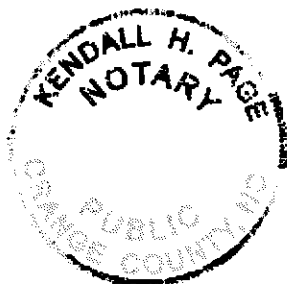
- 1. Any and all restrictions, easements and/ or rights of way of record, if any;
- 2. 2018 taxes

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written. By executing this Deed, the Seller acknowledges that this document has been prepared solely for the transfer of title from the Grantor to the Grantee. Furthermore, Grantor acknowledges that it is not being represented by the preparer of this document in the closing of this sale.

Peter H. Priest (SEAL)

PHP SOUTHPARK OFFICE, LLC
PETER H. PRIEST, MEMBER/MANAGER

SEAL-STAMP State of NC County of Orange



I, the undersigned Notary Public of the County and State aforesaid, certify that PETER H. PRIEST, as member manager for PHP Southpark Office, LLC a North Carolina Limited Liability Company and that by authority duly given and a 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 the 19 day of December, 2018.

[Signature]
Notary Public

My Commission Expires: 11-8-22

The foregoing Certificate(s) of _____ is/ are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/ Assistant - Register of Deeds

EXHIBIT A

LEGAL DESCRIPTION

BEING KNOWN and designated as Unit No. 210. 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.

PARCEL: 143621

PROPERTY ADDRESS: 5015 SOUTHPARK DRIVE, UNIT 210, DURHAM, NC 27713-7736