

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 May 01 08:49 AM NC Rev Stamp: \$ 544.00  
Book: 8413 Page: 621 Fee: \$ 26.00  
Instrument Number: 2018014310  
DEED

This instrument prepared by: James S. Warren, a licensed North Carolina attorney without benefit of title examination. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

HOLD FOR: Warren, Shackleford & Thomas, P.L.L.C.

PREPARED BY and RETURN TO: Warren, Shackleford & Thomas, P.L.L.C.  
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: 0718-02-674-9084.011 REVENUE STAMPS \$ 544.00

---

## NORTH CAROLINA GENERAL WARRANTY DEED

---

This deed made this 17th day of April, 2018 by and between:

GRANTOR: E. HUNT II, LLC

GRANTEE: PRABHAKAR PATIBANDLA

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF \_\_\_\_\_, COUNTY OF DURHAM

**See attached Exhibit "A"**

The above property was acquired by Grantor by instrument recorded in Book 4536, Page 892.

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

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with 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 to the property against the lawful claims of all others except for the exceptions set out below.

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

- 1. Restrictive covenants recorded in Book 3184, Page 296 as amended by Book 4012, Page 118 and Book 4331, Page 176, Durham County Registry.
- 2. Subject to Easements and Restrictions of record which may include an obligation to pay assessments.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

E. HUNT II, LLC

By: William P. Oubre (SEAL)  
NGR (Title)

STATE OF NC, COUNTY OF Wake

I, James S. Warren a Notary Public for the County of Wake State of NC, certify that William P. Oubre personally appeared before me this 27 day and acknowledged that he/she is Manager of E. Hunt II, LLC, a NC Limited Liability Company and that by authority duly given, the foregoing instrument was signed by him/her in the Company name as the act of the Company.

Witness my hand and official stamp or seal, this the 27 day of April 2018.

My Commission Expires: 10-3-2020  
Notary Public James S. Warren



**EXHIBIT "A"**

**BEING KNOWN and designated as 5015 Southpark Drive, Unit No. 250, 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, as amended by 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 (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 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 and 226 and in Pages 342, 344, 346 and 348 and in Condominium Plat Book No. 6, Pages 7, 9, 11 and 13 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.**