

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Nov 20 03:13 PM NC Rev Stamp: \$ 1116.00
Book: 8312 Page: 737 Fee: \$ 26.00
Instrument Number: 2017040904
DEED

Submitted electronically by Jennifer Haynes Rose Law
Office in compliance with North Carolina statutes
governing recordable documents and the terms of the
submitter agreement with the Durham County Register of
Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1116⁰⁰

Parcel Identifier No. 143614 and 143615 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee Listed Below

This instrument was prepared by: Law Office of Jennifer Haynes Rose 201 Shannon Oaks Circle #200 Cary, NC 27511

Brief description for the Index: Units No. 100 and 110, Building One Southpark at 54 Professional Center

THIS DEED made this 14 day of November, 2017, by and between

GRANTOR	GRANTEE
ZEEMAR PROPERTIES, LLC, a North Carolina Limited Liability Company	7 Hill LLC, a North Carolina Limited Liability Company Mailing Address: 102 Gardenview Drive, Apt #A Whiteville, NC 28472-2537

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

BEING KNOWN and designated as Units No. 100 and 110, 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 herein.

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 ore 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.

PROPERTY ADDRESS: 5015 Southpark Drive, Ste 100 and 110, Durham, NC 27713

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5663, Page 6, Durham County Registry.

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

A map showing the above described property is recorded in Condominium Plat Book 5, Pages 222, 224 and 226, 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 claims of all persons whomsoever, other than the following exceptions hereinafter stated:

Title to the Property is subject to the following exceptions:

Declaration of Covenants, Conditions and Restrictions recorded in Book 3184, Page 296, Durham County Registry, and any and all duly recorded amendments thereto.

All matters shown on the plat recorded in Condominium Plat Book 5, Pages 222, 224 and 226, Durham County Registry.

Easements, restrictions, and rights-of-way of record, if any, and ad valorem taxes.

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

ZEEMAR PROPERTIES LLC _____ (SEAL)
(Entity Name) Print/Type Name:

BY: JOSEPH ZYGMUNT, MANAGER AND MEMBER _____ (SEAL)

Print/Type Name & Title: Joseph Zygmunt, Mgr Mbr _____ Print/Type Name:

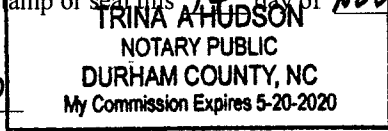
By: [Signature] _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County of Wake
I, Trina A. Hudson the undersigned Notary Public of the County or City of Wake
and State aforesaid, certify that Joseph Zigmunt
personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein
expressed. Witness my hand and Notarial stamp or seal this 14 day of November, 2017.



My Commission Expires: 05/20/2020
(Affix Seal)

Trina A. Hudson
Trina A. Hudson Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
_____ personally came before me this day and acknowledged that he is the
_____ of _____, 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 _____ day of _____, 20__.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name