

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Aug 11 12:34 PM NC Rev Stamp: \$ 2600.00
Book: 8247 Page: 176 Fee: \$ 26.00
Instrument Number: 2017028240
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,600.00

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

Mail/Box to: David L. Hillman, 4131 Parklake Ave., Ste. 400, Raleigh, NC 27612

This instrument was prepared by: Leigh C. Bagley, Esq. (No Title Search Requested or performed)

Brief description for the Index: 505 S. Duke Street, Durham, Durham County, North Carolina

THIS DEED made this 9th day of August, 2017, by and between

GRANTOR	GRANTEE
BRANCH BANKING AND TRUST COMPANY (successor in interest to Security Savings and Loan Association of Durham) 2400 Reynold Road, 2 nd Floor Winston-Salem, NC 27106	MJ DUKE LLC, a New York limited liability company 427 N. Tatnall Street, #25151 Wilmington, DE 19801-2230

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

SUBJECT TO THE EXCEPTIONS SET FORTH IN THE NEXT SENTENCE, BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND HEREBY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS,

Submitted electronically by Ellis and Winters in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.