

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 JUN 23 02:50:21 PM
BK: 7515 PG: 219-220
DEED
FEE: \$26.00
EXCISE TAX: \$3,450.00
INSTRUMENT # 2014018301
SCEARNEL



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,450.00

Parcel Identifier No. 0810-01-28-0001 Tax Lot Number: 121533
Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: ~~GRANTEE~~ First American Title, 201 S. College St, Ste. 1500, Charlotte, NC 28244
This instrument was prepared by: Harris & Hilton, P.A. (without benefit of title exam or tax advice)

Brief description for the Index: Tract B, BK 129 Pg 218 NC5-670025

THIS DEED made this 19 day of June, 2014, by and between

GRANTOR	GRANTEE
MAC 2008 LLC A North Carolina limited liability company 6300 Swallow Cove Lane Raleigh, NC 27614 This property ___ is <input checked="" type="checkbox"/> is not a principal residence.	PHD @ Chapel Hill, LLC a Florida limited liability company 3930 Max Place Boynton Beach, FL.33436

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:

BEING all of Tract B as shown on the plat of record at Book 129, Page 218, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6067, Page 448, Durham County Registry. A map showing the above described property is recorded in Book of Maps 129, Page 218, 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.

The Grantor covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for exceptions stated herein. Title to the afore described parcel is conveyed subject to the following exceptions:

- Property Taxes
- Covenants, Easements and right of ways of record

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

MAC 2008, LLC

By:  (SEAL)
 Name: Charles Tirada
 Title: Member and Manager

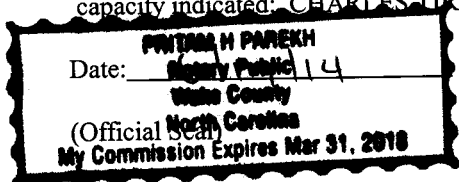
STATE OF NC

COUNTY OF Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC DL
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: CHARLES TIRADA



Pritham H Parekh
 PRITHAM H PAREKH, Notary Public
 (print name)
 My commission expires: 03/31/2018