

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Dec 13 02:59 PM NC Rev Stamp: \$ 700.00
 Book: 8562 Page: 376 Fee: \$ 26.00
 Instrument Number: 2018042827
 DEED

Excise Tax \$700.00

Parcel Identifier No. **0727-01-99-4690.008**

Mail after recording to: Grantee

This instrument was prepared by: Pinna, Johnston & Burwell, P.A. (without title search or opinion or tax advice)

Brief description for the index: 5306 NC Hwy 55, Unit 104, Durham, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 12th day of December, 2018, by and between

GRANTOR	GRANTEE
<p>Eternal Strategy, LLC a North Carolina limited liability company</p>	<p>SWPG, LLC, a North Carolina limited liability company</p>
<p>306 Grand Highclere Way Apex, North Carolina 27523</p>	<p>5306 NC Highway 55, Suite 103 Durham, North Carolina 27713</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine neuter as required by context.

WITNESSETH, that 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 Durham, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A, attached hereto and fully incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7288, Page 518, Durham County Registry.

Submitted electronically by "Ward and Smith, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

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 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 the exceptions hereinafter stated.

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

- (1) 2018 and subsequent years' ad valorem taxes.
- (2) Easements, restrictions, covenants, rights-of-way and matters of record.
- (3) Any matters that would be disclosed by a current survey and inspection of the hereinabove described property.
- (4) Zoning ordinances and other governmental restrictions on the use and development of the hereinabove described property.

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

Eternal Strategy, LLC,
A North Carolina limited liability company

By: *Douglas D. Parlin*
Douglas D. Parlin, Managing Member

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Douglas D. Parlin, as Managing Member of Eternal Strategy, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated and for the purposes therein expressed.

Witness my hand and official stamp or seal, this the 11th day of December, 2018.

Douglas V. Fernandez Rivera
Notary Public

My Commission Expires: 10-05-2020

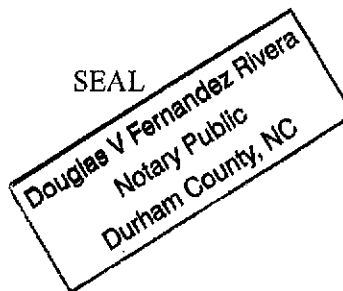


EXHIBIT A
Legal Description of Property

That property in the County of Durham and State of North Carolina comprising a portion of the condominium known as Kitt Creek Office Park, a Condominium, said condominium having been established by Declaration of Kitt Creek Office Park, a Condominium dated October 20, 2003 and recorded in Book 4153 Page 718, Durham County, North Carolina Registry, on October 21, 2003 and being amended by the First Amendment of Declaration Kitt Creek Office Park, a Condominium dated October 23, 2003 and recorded in Book 4157 Page 500, Durham County Registry on October 24, 2003 (hereinafter collectively referred to as the "Declaration") and being more particularly described as follows:

BEING known and designated as Building 5306 – Suite 104 of Kitt Creek Office Park, a Condominium, as shown on plats and plans of Kitt Creek Office Park, a Condominium, recorded in Condominium File 5, Page 352 through 353 inclusive, and Condominium File 5, Page 358 through 364 inclusive, in the Durham County, North Carolina Registry.

This conveyance is subject to that Declaration as defined hereinabove and as may be amended thereafter.

Together with the undivided interest in the Common Elements allocated to said Unit by the Declaration as amended from time to time and all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration and any amendments thereto.

Subject to all terms, provisions, conditions, obligations, limitations, restrictions and easements binding upon the Units and the Unit Owners as more particularly set forth in the Declaration and any amendment thereto.