

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Aug 20 12:14:13 PM
 BK:8491 PG:632-635
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018029245
 EXCISE TAX: \$764.00
 SMMARSH

 2018029245

Prepared by THOMAS A. EARLS

Mail to: GRANTEE

Revenue Stamps: \$764.00
Tax Account No(s): 8652463

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

**WARRANTY
DEED**

THIS DEED, made this 16th day of August, 2018, by and between **LBR ASSETS, LLC, A Florida limited liability company**, having an address of 284 Lake Brittany Ct., Lake Mary, Florida 32746 ("Grantor"), and **HARI KRISHNA PROPERTIES 5314, LLC, a North Carolina limited liability company** ("Grantee"), having a mailing address of 1117 Rosedale Ave., Rocky Mount, NC 27804.

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 of that certain tract or parcel of land situated in Durham County, North Carolina and described on attached Exhibit "A".

The Property hereinabove described was acquired by Grantor by instrument recorded in Substitute Trustees Deed recorded in Book 8395, Pages 1-3, Durham County Registry.

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

A map showing the above described property is recorded in Condo File 5, Pages 352 through 353, inclusive and Condominium File 5, Pages 358 through 364, inclusive and Condominium File 6, Pages 21 through 32, inclusive, all in the Durham County Register of Deeds.

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

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, except for the exceptions described on **Exhibit B** attached hereto and incorporated by reference.

IN WITNESS WHEREOF, the Grantor has executed this instrument this day and year first above written.

LBR Assets, LLC
A Florida limited liability company

By: Bonnie Rodgers

STATE OF Florida
COUNTY OF Seminole

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Bonnie Rodgers, personally known to me or known to me by presentation of his North Carolina Driver's License(s), personally appeared before me this day and acknowledged that he is the duly authorized manager of LBR Assets, LLC, a Florida limited liability company, and that by authority duly given and as the act of the said limited liability company, the foregoing instrument was duly and voluntarily signed in its name by him as Bonnie Rodgers

Witness my hand and official stamp or seal, this 16 day of August, 2018.



MARISOL ALVAREZ
MY COMMISSION # FF 138422
EXPIRES: November 1, 2018
Bonded Thru Budget Notary Services

Marisol Alvarez
Notary Public

Notary's Printed or Typed Name: Marisol Alvarez

My Commission Expires: 11/1/2018

EXHIBIT "A"

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 and being amended by the Second Amendment of Declaration Kitt Creek Office Park, a Condominium dated July 23, 2003 and recorded in Book 4494 Page 374, Durham County Registry on August 3, 2004 (hereinafter collectively referred to as the "Declaration") and being more particularly described as follows:

BEING known and designated as Unit 5314-105 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, and Condominium File 6 Page 21 through 32 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 Units 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.

LESS AND EXCEPT THAT PORTION OF THE COMMON AREA CONVEYED IN DEED RECORDED IN BOOK 6079 AT PAGE 175, DURHAM COUNTY REGISTRY.

EXHIBIT "B"
TO
GENERAL WARRANTY DEED

TITLE EXCEPTIONS

1. Ad valorem property taxes for 2018 and subsequent years.
2. All matters that would be shown by a current and accurate survey of the Property.
3. All rights of way, easements, restrictions, and other matters affecting the Property recorded in the office of the Register of Deeds for Durham County, North Carolina.