

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2014 Dec 23 02:57 PM NC Rev Stamp: \$ 1344.00
Book: 7622 Page: 523 Fee: \$ 26.00
Instrument Number: 2014038931
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,344.00

Parcel Identifier No. 202004 Verified by _____ County on the _____ day of _____, 20____
Y: _____

This instrument was prepared by: **BAGWELL HOLT SMITH P.A.**

Grantor's address (return to): **P. O. Box 16996, Chapel Hill, NC 27516**

HIS DEED is made this 22nd day of December, 2014, by and between:

GRANTOR	GRANTEE
C.A.I. GROUP VI, LLC, a North Carolina limited liability company	SEMA E. LEDERMAN and husband, LAURENCE W. McCracken, as Tenants in Common Property address: 5915 Farrington Road, Suite 103 Chapel Hill, NC 27514

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

See attached EXHIBIT A

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.

Submitted electronically by "Bagwell Holt Smith PA-CC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

C.A.I. GROUP VI, LLC
a North Carolina limited liability company

Address: 312 Cloister Court
Chapel Hill, NC 27514

By: *Christopher R. Howlett*
CHRISTOPHER R. HOWLETT, MANAGER

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein _____ includes X does not include (initial one) the primary residence of one or more of the Grantors. Grantor's address is provided above.

Durham County, North Carolina

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **CHRISTOPHER R. HOWLETT, MANAGER**

Date: 12/22/14

Vallure R. Myers
Vallure R. Myers Notary Public
Printed Name of Notary Public

My commission expires: 11/16/16

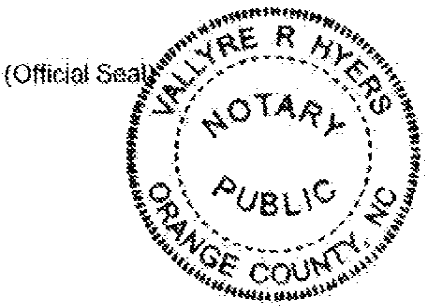


EXHIBIT A

BEING all of Unit 103 of CAROLINA POINTE I CONDOMINIUM, as referred to in that certain Declaration of Amendment of the Amended and Restated Declaration of Carolina Pointe I Condominium (the "Declaration") dated October 25, 2005 and recorded in Book 4996, at Page 843, of the Durham County Public Registry (the "Registry") (amending and restating that certain Declaration of Carolina Pointe I Condominium dated December 21, 2004 and recorded in Book 4667, at Page 623, in the Registry, as amended by that certain Declaration of Amendment of the Amended and Restated Declaration of Carolina Pointe I Condominium dated March 10, 2005 and recorded in Book 4727, at Page 943, of the Registry (as so amended, the "Declaration" amends and restates that certain Declaration of Carolina Pointe I Condominium dated September 7, 2004 and recorded in Deed Book 4533, at Page 483 in the Registry, as amended by that certain Declaration of Amendment to and Consent to the Declaration of Carolina Pointe I Condominium dated September 15, 2004 and recorded in Deed Book 4554, at Page 636 in the Registry, as amended by that certain Amended and Restated Declaration of Carolina Pointe I Condominium dated December 21, 2004 and recorded in Deed Book 4663, at Page 266, in the Registry).

An undivided 12.5% interest in and to the Common Elements as described in Article 3 of the Declaration, as amended from time to time.

All limited common elements appurtenant to Unit 103.

All easement rights (including without limitation easements for parking, vehicular and pedestrian ingress and egress, use of common areas for their intended purposes, utilities, sewer and storm drainage) appurtenant to and for the benefit of the condominium unit described above, as set forth in the Declaration and in that certain Joint Driveway Easement and Maintenance Declaration recorded in Book 3972, Page 160, in the Registry.