

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2021 Nov 16 01:50 PM**  
**Book: 9530 Page: 276**  
NC Rev Stamp: \$ 650.00 Fee: \$ 26.00  
Instrument Number: 2021058538  
DEED

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler, Willett & Lin, P.A.

Excise Tax: \$ 650.00

Return to: Grantee

Tax ID: 114658 (p/o)

THIS DEED made this 16<sup>th</sup> day of November, 2021 by and between

**GRANTOR**

**Duke Partners Limited Partnership**  
3008 Anderson Drive, Suite 120, Raleigh, NC 27609

If checked, the property includes the primary residence of at least one of the Grantors.

**GRANTEE**

**Cristina Sampaio Do Vale Alencar and Jayme Alencar De Oliveira Filho**  
1992 Edna Way, Virginia Beach, VA 23464

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, that certain property in the County of Durham, State of North Carolina more particularly described in **EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 8646, Page 739, Durham County Registry.

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

Submitted electronically by "Beemer, Hadler & Willett, 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 taxes and assessments not yet due and payable.
- Applicable zoning ordinances and other restrictions and regulations of government authorities.
- All of the terms, conditions, provisions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of CITY PORT CONDOMINIUMS recorded in Deed Book 9525, Page 479, Durham County Registry, the Articles of Incorporation and the Bylaws of CITY PORT CONDOMINIUM OWNERS ASSOCIATION, INC., which Articles of Incorporation are recorded with the North Carolina Secretary of State's office, all as now or hereafter may be amended.
- All other restrictions, agreements and easements of record which affect the Condominium.
- Each and all of such easements, rights-of-way, reservations, restrictions on use, and covenants, conditions, and obligations, are incorporated in this Deed by reference, and shall constitute covenants running with the Property inclusive of the Land, equitable servitudes and liens to the extent set forth in said documents as provided by law.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

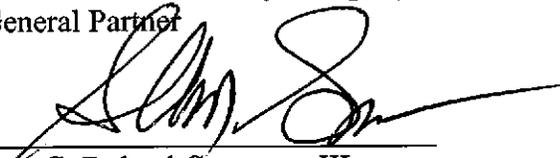
**GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANT** with Grantee, their heirs and assigns, that Grantor is seized of said premises in fee; has the right to convey the same in fee simple; that said premises are free from encumbrances except as stated therein, if any; and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whatsoever, subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements contained in the aforesaid Declaration, and any amendments thereto and subject to restrictions, easements and rights-of-way of record and real property taxes for the current year.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its limited liability company name by its duly authorized officer(s), the day and year first above written.

[SIGNATURE AND ACKNOWLEDGEMENT TO FOLLOW]

**DUKE PARTNERS LIMITED PARTNERSHIP,**  
A North Carolina Limited Partnership

BY: WHITE OAK BLUE SKY II LLC, a North  
Carolina Limited Liability Company,  
its General Partner

By:   
Name: G. Roland Gammon, III  
Title: Manager

STATE OF NORTH CAROLINA :

COUNTY OF Orange :

I, Ellen S Lefkowitz, a Notary Public,  
certify that G. Roland Gammon, III personally came before me this day and  
acknowledged that he is Manager of White Oak Blue Sky II LLC, a North Carolina  
Limited Liability Company, said limited liability company being the General Partner of  
Duke Partners Limited Partnership, a North Carolina Limited Partnership, and that he,  
being authorized to do so, duly executed the foregoing on behalf of the limited liability  
company as General Partner of the limited partnership for the uses and purposes therein  
set forth.

Witness my hand and official seal, this 12 day of November, 2021.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 11-17-2025

PLACE NOTARY SEAL BELOW (MUST BE LEGIBLE)

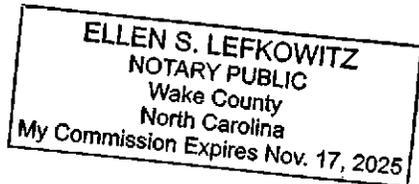


EXHIBIT "A"

Lying in the City of Durham, Durham County, North Carolina, comprising a portion of the condominium known as City Port Condominium, said condominium having been established by that certain Declaration of City Port Condominiums dated November 10, 2021 and recorded in Deed Book 9525, Page 479 on November 10, 2021, Durham County Registry (the "Declaration") and being more particularly described as follows:

Being known and designated as Unit 11 of CITY PORT CONDOMINIUMS, a condominium, as shown on plats and plans of CITY PORT CONDOMINIUMS, a condominium, recorded in Condominium Plat Book 13, Pages 234-290 (234, 242, 250, 258, 266, 274, 282, and 290), in the Durham County Registry.

This conveyance is subject to the Declaration, as may be amended.

Together with the undivided interest in the Common Elements and Limited 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 the terms, provisions, conditions, obligations, limitations, restrictions and easements binding upon the Units and Unit Owners as more particularly set forth in the Declaration and any amendment thereto.

Address: 600 S. Duke Street, Unit 11, Durham, NC 27701