

For Registration Willie L. Covington
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Apr 13 10:32 AM NC Rev Stamp: \$ 660.00
 Book: 7908 Page: 277 Fee: \$ 26.00
 Instrument Number: 2016010988
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$660.⁰⁰

Parcel Identifier No. **148164** Verified by _____ County on the ____ day of _____, 20__

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

Grantee's address (return to): **104 Tennwood Court, Durham, NC 27712**

THIS DEED is made this 8th day of April, 2016, by and between

GRANTOR	GRANTEE
<p>VIGNESH, LLC A North Carolina limited liability company</p> <p>108 Maddry Court Chapel Hill, NC 27516</p>	<p>PURCADO PROPERTIES, LLC A North Carolina limited liability company</p> <p>Property Address: 6104 Fayetteville Road, Unit 105, Durham, NC 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 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 Hervey and Hervey 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.

VIGNESH, LLC

A North Carolina limited liability company

By: Jai Shankar (SEAL)
JAI SHANKAR, Manager

Address: 108 MADDRY CT
CHAPEL HILL, NC 27516

____ (SEAL)

Address: _____

____ (SEAL)

Address: _____

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

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

[Limited Liability Company Acknowledgement]

Orange 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: **JAI SHANKAR, Manager**

Date: 4/8/2016

Lauren P. Nance

Lauren P. Nance, Notary Public
Printed Name of Notary Public
My commission expires: 5/5/2016

(Official Seal)



EXHIBIT A

BEING KNOWN and designated at Unit No. 105 of FAYETTEVILLE ROAD OFFICE PARK, Phase One, a condominium on plat entitled, "Condominium Plat for Fayetteville Road Office Partners, LLC" recorded in Condominium File 5, Pages 177-181 in the Office of the Register of Deeds of Durham County, North Carolina, which is incorporated herein by reference and reference to which is hereby made for a more particular description of same;

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS OF FAYETTEVILLE ROAD OFFICE PARK, A CONDOMINIUM" recorded in the Office of the Register of Deeds of Durham County in Book 2724, Page 934 (the "Declaration"), and pursuant thereto membership in the Fayetteville Road Office Owners Associations, Inc., a North Carolina non-profit corporation;

TOGETHER with all rights in and to the limited common elements and facilities appurtenant to said unit as set out in said Declaration recorded in the Office of the Register of Deeds of Durham County in Book 2724, Page 934; and

SUBJECT TO the said Declaration and Bylaws, which with all attachments and exhibits thereto are incorporated herein as if set forth in their entirety.