

For Registration Willie L. Covington  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2016 Apr 14 04:33 PM NC Rev Stamp: \$ 720.00  
 Book: 7909 Page: 466 Fee: \$ 26.00  
 Instrument Number: 2016011217  
 DEED

Submitted electronically by Adams Howell Sizemore and Lenfestey - Cary in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$720.00

Parcel Identifier No. 148165 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Jonathan T. Sizemore, Attorney, Adams, Howell, Sizemore & Lenfestey, P.A.

Brief description for the Index: Unit 106, Fayetteville Road Office Park

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

GRANTOR	GRANTEE
<p><b>ANC Enterprises, LLC</b>                      (a North Carolina limited liability company)</p> <p><b>1509 Bally Castle Drive</b>                      Durham, NC 27713</p>	<p><b>Southpoint Holdings, LLC</b>                      (a North Carolina limited liability company)</p> <p><b>6104 Fayetteville Road, Unit 106</b>                      Durham, NC 27713</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Patterson Township, Wake County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

\_\_\_\_\_ **If checked, this property is the principal residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2760 Page 333.

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 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, other than the following exceptions:

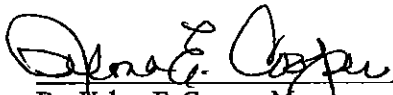
This conveyance is expressly made subject to the lien created by all the Grantors' real 2016 Wake County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

Grantor(s):

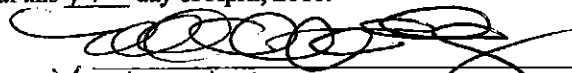
ANC Enterprises, LLC  
(a North Carolina limited liability company)

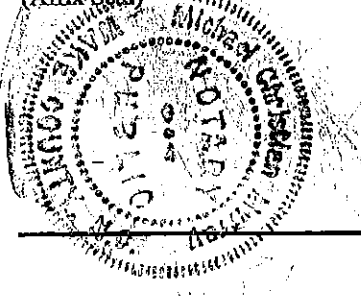
 (SEAL)  
By: Velma E. Cooper, Manager

State of NC - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Velma E. Cooper, personally appeared before me this day and acknowledged that she is the Manager of ANC Enterprises, LLC (a North Carolina limited liability company), and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 14<sup>th</sup> day of April, 2016.

My Commission Expires: 10/20/2020  
(Affix Seal)

  
Michael Christian Murray, Notary Public  
Notary's Printed or Typed Name



**EXHIBIT 'A'**

**REID #148165**

**UNIT 106, 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, CONDITIONS AND RESTRICTIONS OF FAYETTEVILLE ROAD OFFICE PARK, A CONDOMINIUM, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN BOOK 2684, PAGE 662, AS SUPERCEDED AND CORRECTED IN BOOK 2724, PAGE 934, THE "DECLARATION") AND PURSUANT THERETO MEMBERSHIP IN THE FAYETTEVILLE ROAD OFFICE OWNERS ASSOCIATION, 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 2684, PAGE 662, AS SUPERCEDED AND CORRECTED IN BOOK 2724, PAGE 934; AND SUBJECT TO THE SAID DECLARATION AND BY LAWS, WHICH WITH ALL ATTACHMENTS AND EXHIBITS THERETO ARE INCORPORATED HEREIN AS IF SET FORTH IN THEIR ENTIRETY.**

**FOR FURTHER REFERENCE SEE UNIT F AS SHOWN IN CONDOMINIUM FILE 144, PAGE 27, DURHAM COUNTY REGISTRY. UNIT F (CONDOMINIUM FILE 144, PAGE 27) AND UNIT 106 (CONDOMINIUM FILE 5, PAGES 177-181) ARE ONE AND THE SAME UNIT AS PER THE CONVERSION TABLE AS NOTATED ON PLAT RECORDED CONDOMINIUM FILE 5, PAGES 177-181, DURHAM COUNTY REGISTRY. THE PRIOR TWO VESTING DEEDS REFERENCED THE PROPERTY AS UNIT 106 AS SHOWN IN CONDOMINIUM FILE 144, PAGE 27, DURHAM COUNTY REGISTRY, ALTHOUGH SAID UNIT IS TECHNICALLY SHOWN AS UNIT F ON SAID PLAT (WITH SAID UNITS BEING ONE AND THE SAME AS SET FORTH HEREIN ABOVE).**