

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Nov 20 04:11 PM NC Rev Stamp: \$ 660.00
Book: 8550 Page: 33 Fee: \$ 26.00
Instrument Number: 2018040401
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$660.00

Recording Time, Book and Page

PIN: 149540

Prepared by: Jeffrey J. Goebel, Jordan Price Wall Gray Jones & Carlton, PO Box 10669, Raleigh NC 27605
Returned to: GRANTEE

Brief description for the Index:

SUITE 101, BLDG 3, FAYETTEVILLE RD OFFICE PARK II CONDOMINIUM

THIS SPECIAL WARRANTY DEED, made this 19th day of November 2018, by and between

<u>GRANTOR</u> FAANC IV, LLC a North Carolina Limited Liability Company 2701 New Bern Ave. Raleigh NC 27610	<u>GRANTEE</u> DKM Agency, LLC a North Carolina Limited Liability Company 7010 NC 751 Hwy, Ste. 102 Durham NC 27707
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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 Grantors, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple in that certain tract or parcel of land situated in 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.

And the Grantors covenant with the Grantee, that Grantors have done nothing to impair such title as Grantor received, and that Grantors will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantors, except for the exceptions hereinafter stated. The property conveyed herein is not the primary residence of the Grantors.

1. ALL RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.
2. 2018 AD VALOREM TAXES AND ALL SUBSEQUENT YEARS TAXES.
3. ALL LOCAL, COUNTY, STATE OR FEDERAL GOVERNMENT LAWS, ORDINANCES, RESTRICTIONS OR REGULATIONS RELATIVE TO ZONING, SUBDIVISION, OCCUPANCY, USE, CONSTRUCTION OR DEVELOPMENT OF THE SUBJECT PROPERTY.

IN WITNESS WHEREOF, the Grantor have hereunto caused this instrument to be executed by a duly authorized officer the day and year first above written.

Grantor: FAANG IV, LLC

BY: [Signature]
Clarence M. Stewart

ITS: Member/Manager

STATE OF North Carolina,
COUNTY OF Wake.

I, Elizabeth Macklen Narron, a Notary Public of the County and State aforesaid, certify that Clarence M. Stewart personally appeared before me this day and acknowledged that he is Member/Manager of FAANG IV, LLC and that he, being authorized to do so, executed the foregoing instrument for the purpose and in the capacity stated therein. Witness my hand and official stamp or seal, this 19th day of November 2018.

My Commission Expires: 11/7/2021

[Signature]
NOTARY PUBLIC

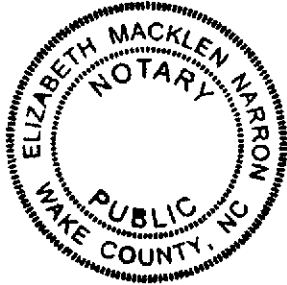


EXHIBIT A
(Legal Description)

All that certain tract or parcel of land located in Durham County, State of North Carolina and being more particularly described as follows:

Being known and designated as Suite 101, Building 3 of Fayetteville Road Office Park II, a condominium as shown on plat entitled "Condominium Map Fayetteville Road Office Park II" recorded in Condominium Book 5, Pages 204 and 206, in the office of the Register of Deeds in 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 units specifically enumerated in the "Declaration of Covenants, Conditions, and Restrictions of Fayetteville Office Park II, a Condominium" recorded in the Office of The Register of Deed of Durham County in Book 3028, Page 807 and corrected in Book 3054, Page 554, as amended in Book 3114, Page 414, and pursuant thereto membership in Fayetteville Office Owners Association II, Inc. a North Carolina non-profit corporation.

Together with all rights in and to the limited common elements and facilities appurtenant to staid units as set out in said Declaration recorded in the Office of the Register of Deeds of Durham County in Book 3208, Page 8807, and corrected in Book 3054, Page 554, as amended in Book 3114, Page 414.

Parcel ID: 149540