

For Registration Willie L. Covington
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2015 Jul 17 04:36 PM NC Rev Stamp: \$ 610.00
 Book: 7748 Page: 918 Fee: \$ 26.00
 Instrument Number: 2015023474
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 610.00 Recording Time, Book and Page

Tax Lot No. 149540 Parcel Identifier No.

Mail after Recording to: Grantee
 This instrument was prepared by: John Love, Atty., Jordan Price Wall Gray Jones & Carlton, PLLC

Brief description for the Index: UNIT 101 BLDG 3 FAYETTEVILLE ROAD OFFICE PARK

THIS GENERAL WARRANTY DEED, made this the _____ day of July, 2015, by and between

<p><u>GRANTOR</u></p> <p>SOUTHPOINT PODIATRY, INC. A North Carolina corporation 18 Winthrop Court Durham, NC 27707</p>	<p><u>GRANTEE</u></p> <p>FAANC IV, LLC A North Carolina limited liability company 6208 Fayetteville Road #101 Durham, NC 27713</p>
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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 Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE SUBJECT BY EXHIBIT

The property hereinabove described was acquired by Grantors by instrument recorded in Book 6757, Page 673, Durham County Registry.

A map of the above-described property is recorded in Condominium Book 5, Page 204.

This property is not the primary residence of either the Grantor or the Grantee.

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 of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

submitted electronically by "Jordan Price wall Gray Jones & Carlton"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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

1. RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS AND ALL OTHER MATTERS OF RECORD.
2. 2015 AD VALOREM TAXES AND SUBSEQUENT YEAR TAXES, IF ANY.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

GRANTOR:
Southpoint Podiatry, Inc.

Karen A Hill (SEAL)

Name: Karen A. Hill, Executrix of the Estate of George L. Hill, Sole Shareholder.

SEAL - STAMP STATE OF NORTH CAROLINA,

COUNTY OF Wake

I, a Notary Public of the County and State aforesaid, certify that Karen A. Hill personally appeared before me this day and acknowledged that s/he is the Executrix of the Estate of George L. Hill, Sole Shareholder of Southpoint Podiatry, Inc. a North Carolina corporation and that she, being authorized to do so, executed the foregoing instrument on behalf of the corporation. Witness my hand and official stamp or seal, this 17th day of July, 2015.

Tara Leahy

Tara Leahy
NOTARY PUBLIC

My commission expires: 11-16-2018

TARA L. LEAHY
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires
11-16-2018

EXHIBIT A:

Being known and designated as Suite 101 in 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 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 units specifically enumerated in the "Declaration of Covenants, Conditions, and Restrictions of Fayetteville Road Office Park II, a condominium" recorded in the office of the Register of Deeds 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 Road 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 said units as set out in said declaration recorded in the office of the Register of Deeds of Durham County in Book 3028, Page 807, and corrected in Book 3054, Page 554, as amended in Book 3114, Page 414.
