

Register of Deeds

Sharon A. Davis

Durham County, NC

12/21/2022 02:00:43PM

BT: OPR B: 9839 P: 048 Pages: 3

DEED - DEED

Fee: \$686.00 Excise Tax: \$660.00

INSTRUMENT #2022047452

April Carrington

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$660.00

Parcel ID: 149539

Mail after recording to: DKM Agency, LLC, 6102 Chesden Drive, Durham, NC 27713 (Tax notice address)

This instrument was prepared by: TriCity Lawyers, 1910 Sedwick Road, Suite 100B, Durham, NC 27713 (without the request for, nor the provision of, any advice as to the tax implications of this transfer)

Brief Description from the Index: Suite 106 in building 2 of Fayetteville Road Office Park, II, CB 5/204&206

THIS DEED, Made as of the date in the acknowledgment below, by and between

GRANTOR

Paul Willoughby and spouse,
Patricia Willoughby

1509 Waterway Drive
North Myrtle Beach, SC 29582

GRANTEE

DKM Agency, LLC, a North Carolina Limited Liability
Company
6102 Chesden Dr
Durham, NC 27713

PROPERTY ADDRESS
6216 Fayetteville Road
Unit 106
Durham, NC 27713

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 Durham County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 6965, Page 47, Durham County Registry.

A map showing the above described property is recorded in Condominium Book 5, Pages 204 and 206, and referenced within this instrument.

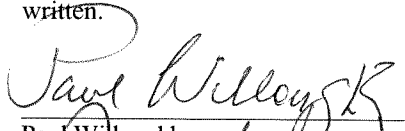
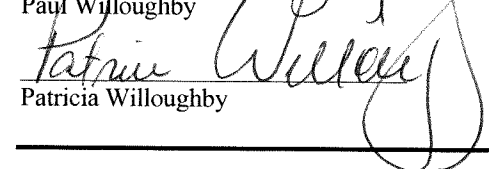
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto, belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

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

1. Taxes for the year 2022, and subsequent years, not yet due and payable.
2. Rights of way, easements and restrictions of record.

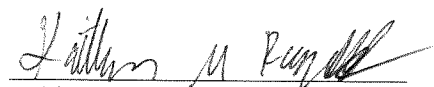
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Paul Willoughby

Patricia Willoughby

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Kaitlyn M Reynolds, Notary Public, do hereby certify that Paul Willoughby and Patricia Willoughby personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 21 day of December, 2022.


Kaitlyn M Reynolds

My Commission Expires: 2-23-2027

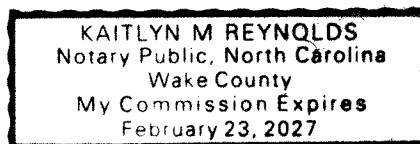


Exhibit "A"

BEING KNOWN AND DESIGNATED AS SUITE 106 IN BUILDING 2 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 AS 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 THE 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.

Parcel ID: 149539

Property Address: 6216 Fayetteville Road, Suite 106, Durham, NC 27713