

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Aug 01 01:27 PM NC Rev Stamp: \$ 740.00
 Book: 8479 Page: 958 Fee: \$ 26.00
 Instrument Number: 2018026906

DEED
 Submitted electronically by Sterling Law - North Hills Branch in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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File No. 180897N1
 Deed (General Warranty)

GENERAL WARRANTY DEED

Excise Tax:	\$ 740.00
PIN/PID:	0718-02-67-9084.013
Residence Statement:	The property ___ does ___ does not include the primary residence of a grantor.
Return to:	Grantee
This instrument was prepared by:	Sterling Law (This deed is prepared without tax advice) Raleigh-North Hills Branch 4208 Six Forks Road, Suite 1000 Raleigh, North Carolina 27609
Brief Description for Index:	UT105, BLDG2 FAYETTEVILLE ROAD OFFICE PARK II

THIS DEED is made this 31st day of July 2018 by and between:

Grantor:	Grantee:
<u>BASTET GROUP, LLC, a North Carolina limited liability company</u>	<u>MAHAVIR RX, LLC, a North Carolina Limited Liability Company</u>
4520 Friends School Road Durham, NC 27705	6216 Fayetteville Road, Suite 105 Durham, NC 27713

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, and conveys unto Grantee in fee simple and with general warranty of title, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property:

SEE EXHIBIT A, ATTACHED AND MADE PART HERETO

For title reference see deed recorded at Deed Book 3828, Page 960, Durham County Register of Deeds;

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any;

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever;

And each undersigned signer as or for Grantor hereby expressly warrants that said signer is duly authorized to execute, sign, and deliver this deed, that all persons may rely on this representation, and no person need further inquire into the authority of the signer;

And all references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context;

And this Deed may be signed in one or more counterparts which, when assembled, shall constitute one original and valid Deed for recordation;

This conveyance is made subject to the following Exceptions and Reservations:

1. Taxes or assessments for the year 2018, and subsequent years, not yet due and payable;
2. All easements, restrictions, covenants, and rights of way of record;

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

[SIGNATURE(S) TO FOLLOW]

BASTET GROUP, LLC, a North Carolina limited liability company

By: Sheila Allison-Wells (SEAL) Date: 7/31/18
Sheila Allison-Wells, Manager

County: Wake
State: North Carolina

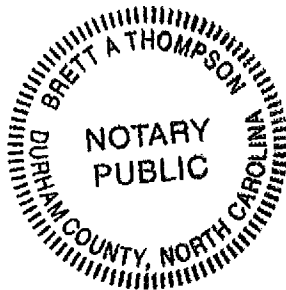
I, a notary public, certify that Sheila Allison-Wells, Manager of BASTET GROUP, LLC, a North Carolina limited liability company personally appeared before me this day, acknowledging to me that s/he signed the foregoing Deed.

[Signature]
Notary Public

Date: 7/31/2018

Official Notarial Seal:
(Ink seals only. No embossed seals.)

My Commission Expires: 9/11/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Unit 105, Building Two, Fayetteville Road Office Park II, as the same is duly shown on the plats and plans recorded at Condominium Map 5, Pages 200-206, Durham County Register of Deeds;

TOGETHER WITH AND SUBJECT TO the duties, rights, interests, and appurtenances set forth in the Declaration of Covenants, Conditions and Restrictions of Fayetteville Road Office Park II, A Condominium recorded on March 19, 2001 at Deed Book 3028, Page 807, Durham County Register of Deeds, and any amendments thereto